

Consolidated Annual Performance and Evaluation Report for the Year 2011

A summary and evaluation of how the King County Consortium used its federal Housing and Community Development funds in 2011 to help carry out the goals and objectives identified in its Consolidated Housing and Community Development Plan for 2010-2012.

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U.S. Department of Housing and Urban Development
Office of Community Planning and Development
909 First Avenue, Suite 200
Seattle, Washington 98104

King County Department of Community and Human Services
Community Services Division
Housing and Community Development Program
Chinook Building, 401 Fifth Avenue, Suite 510
Seattle, WA 98104-1958

The King County Consortium 2011

The King County Consortium is an inter-jurisdictional partnership of King County and the cities and towns of Algona, Auburn, Bellevue, Black Diamond, Beaux Arts, Bothell, Burien, Carnation, Clyde Hill, Covington, Des Moines, Duvall, Enumclaw, Federal Way, Hunts Point, Issaquah, Kenmore, Kent, Kirkland, Lake Forest Park, Maple Valley, Mercer Island, North Bend, Pacific, Redmond, Renton, Sammamish, SeaTac, Shoreline, Skykomish, Snoqualmie, Tukwila, Woodinville, and Yarrow Point.

Dow Constantine, King County Executive

Joint Recommendations Committee (2011 governance body of the consortium)

The Honorable Ava Frisinger, Mayor, City of Issaquah, Chair
The Honorable David Baker, Mayor, City of Kenmore, Vice Chair
The Honorable Margaret Harto, Mayor, City of Covington
Gerald Robison, Councilmember, City of Burien
Rob Beem, Community Services Division Manager, City of Shoreline
Terry Higashiyama, Community Services Administrator, City of Renton
Katherin Johnson, Human Services Manager, City of Kent
Dan Stroh, Planning Director, City of Bellevue
Jackie MacLean, Director, King County Department of Community and Human Services
John Starbard, Director, King County Department of Development and Environmental Services
Ron Posthuma, Assistant Director, King County Department of Transportation
Rick Hooper, Acting Director, Office of Housing, City of Seattle (for Regional Affordable Housing Program Consortium)

King County Department of Community and Human Services

Jackie MacLean, Director, Department of Community and Human Services
Linda Peterson, Division Director, Community Services Division
Cheryl Markham, Program Manager, Housing and Community Development Program

Project Staff: Consolidated Annual Performance and Evaluation Report

Katy Miller, Coordinator, Homeless Housing Programs
John deChadenedes, Coordinator, Housing Finance Program
Clark Fulmer, Coordinator, Housing Rehabilitation Program
Florence Nabagenyi, Fiscal Coordinator
Kathy Tremper, Coordinator, Community Development Program
Debbie Knowles, Coordinator, Ending Family Homelessness Initiative
Rose Curran, Coordinator, Affordable Housing Planning Program
Eileen Bleeker, Housing Finance Program Planner

Contact Person Regarding Consolidated Annual Performance and Evaluation Report

If you have questions or concerns about this report, please contact:

Rose Curran, Affordable Housing Coordinator
Community Development Program
King County Housing and Community Development Program
Chinook Building, 401 Fifth Avenue, Suite 510
Seattle, WA 98104-1958
Telephone: 206-263-9268 Fax: 206-296-0229
TTY Relay: 711 Email: Rosemary.Curran@kingcounty.gov

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Bellevue Regional	Maple Valley	Snoqualmie
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Executive Summary

Introduction

Purpose of the Consolidated Annual Performance and Evaluation Report

The King County Consortium is pleased to present the *Consolidated Annual Performance and Evaluation Report* (CAPER) for the program year 2011. Each year, King County reports to the general public and to HUD about how it used federal funds available for housing and community development in the past year. This CAPER details what funds were made available in 2011 and how they were used to help carry out the priority needs and strategies identified in the King County Consortium's *Consolidated Housing and Community Development Plan for 2010-2012* (Consolidated Plan) as amended.

To learn more about the housing and community development needs in King County outside Seattle, and the priorities for investment of federal funds in 2011, please refer to the consortium's Consolidated Plan, on the Housing and Community Development Program website at http://www.kingcounty.gov/socialservices/Housing/PlansAndReports/HCD_Plans.aspx.

The Consolidated Plan is a unified approach to planning for and addressing the housing and community development needs of low-income people in King County outside Seattle. Required by HUD, the plan consolidates planning for three federal programs under which King County receives annual grants based on a formula: CDBG, HOME, and ESG. The Consolidated Plan also provides guidance regarding the use of federal McKinney funds for homelessness¹, as well as other state and local funds for homelessness, housing and community development. Together, the HUD formula grant programs plus program income funds, provide over \$16.7 million annually for affordable housing development, community facilities, infrastructure improvements, and human services, especially homeless assistance.

Geographic Area Covered by the CAPER

King County prepares the Consolidated Plan and the CAPER on behalf of the King County Consortium, a special partnership between King County and most of the suburban cities and towns. King County partners with its suburban cities and towns for the sharing of CDBG, HOME and ESG funds, as well as for local funds. The CDBG Consortium is comprised of 28 regular CDBG Consortium cities and towns, plus the unincorporated areas of the County, and three CDBG Joint Agreement Consortium members for a total of 31 cities. It excludes Seattle, Bellevue, Kent and Auburn, which receive CDBG funds directly from the federal government, and the cities of Newcastle and Medina that did not submit an agreement in time to participate in the consortium for 2011. The City of Normandy Park declined to participate in the consortium. The City of Milton is also not included due to its participation in Pierce County CDBG and HOME programs. For the sharing of HOME funds, the consortium includes the regular CDBG Consortium and CDBG Joint Agreement Consortium cities, plus the cities of Bellevue, Kent and Auburn. For the sharing of ESG funds, the consortium includes only the regular CDBG Consortium jurisdictions.

Program-Specific Information Is Available Upon Request

The CAPER is designed to provide a meaningful overview of the King County Consortium's progress in addressing affordable housing needs, in ending homelessness, and in improving the

¹ McKinney homeless assistance funds are not provided to the consortium as a formula grant, but rather based on national competition, so the funds are not under the direct control of the consortium. However, the consortium has the ability to strongly influence the federal funding decisions via its guidance in the Consolidated Plan and its role in coordinating the local applications for the annual national competition.

living environment and expanding the economic opportunities for low-income residents. Detailed information about specific projects supported with federal funds is located in Attachment E.

I. Program Accomplishments

Goal One: Ensure Decent, Affordable Housing

Goal One Long-term Outcome

There will be an adequate supply of affordable housing in the consortium for low and moderate-income households, so that fewer households are paying more than they can afford.

Goal One Indicator

The 2010 Census will show that, as compared to the 2000 Census, the percentage of households at or below 50 percent of AMI who are severely cost-burdened will have been reduced.

This broad goal of ensuring decent, affordable housing has been broken down into three more specific objectives and strategies that have shorter term outputs that can be measured annually. They relate to (1) rental housing, (2) home ownership, and (3) fair housing choice. These three objectives, and the strategies to help achieve them, along with the projected and actual outputs for each of the strategies, are discussed below.

Affordable Housing Objective 1

Preserve and expand the supply of affordable rental housing available to low and moderate-income households, including households with special needs.

Strategy 1A

Make capital funds available for the new construction of sustainably designed, permanently affordable rental housing for low and moderate-income households; for the acquisition of existing rental housing and the rehabilitation of that housing into safe, decent, healthy and permanently affordable rental housing for low and moderate-income households; for the acquisition of land on which to build affordable and/or mixed-income rental housing; and for the long-term preservation (through acquisition and rehabilitation) of existing affordable rental housing units.

Short-term Annual Outputs

The average number of rental units to be funded for new construction, acquisition and rehabilitation of affordable housing annually is as follows:

Projected Output

A total of 250 units of rental housing are to be funded. At least 30 of the 250 units of rental housing shall be targeted to persons/households with special needs (special needs include the elderly, frail elderly, homeless households and persons with disabilities).

Actual Output

A total of 467 units of housing will be created and/or preserved with capital housing funds awarded to projects in 2011.

1. New Units Created through New Construction, Acquisition and Rehabilitation

A total of 310 new units of permanent housing will be created, of which 197 units are designated for persons/households with special needs, and 225 units are dedicated for homeless households (there is some overlap between those two categories). Of the total, 227 units were designated for persons or households with incomes at or below 30 percent of AMI. Projects were funded through the annual competitive process to award a variety of federal, state, and local fund sources.

The following projects were funded to increase the supply of affordable rental housing by creating 310 new units:

- Plymouth Housing Group: Pontius Apartments - New construction of 81 units targeted to serve homeless households. All units will be affordable to households with incomes at or below 30 percent of AMI.
- Low Income Housing Institute: Jackson Street - New construction of a 60 units targeted to serve seniors. Forty-five units will be targeted to serve homeless seniors with incomes at or below 30 percent of AMI of which five units will be set aside for qualified veterans and the remaining 15 units will be affordable to households with incomes at or below 50 percent of AMI.
- Downtown Emergency Service Center: Aurora Supportive Housing - Construction of 87 studio units of which 67 units will be targeted to chronically homeless and 20 will be targeted to formerly homeless individuals. All units will serve individuals at or below 30 percent of AMI.
- Low Income Housing Institute: Bellevue Apartments - Construction of 57 units with 29 units affordable to households with incomes at or below 30 percent of AMI, 15 units affordable to households at or below 50 percent of AMI, and 13 units to households at or below 60 percent of AMI. Twelve units will serve homeless individuals and families, of which three will be set aside for qualified veterans and their families.
- Renton Housing Authority: Glenwood Apartments - Construction of eight four-bedroom townhomes targeted to serve families at or below 30 percent of AMI. This shall create replacement housing for the revitalization of the sunset Terrace Area Community neighborhood.
- Terry Home: Terry Home II - Construction of a 12-bed licensed board and care home providing permanent supportive housing for individuals with traumatic brain injury. Four units will be set aside for homeless veterans. Twenty-four hour resident support services will be provided by skilled and certified care providers. All units will be affordable to households with incomes at or below 30 percent of area median income.
- Community Homes: Community Homes -7th Adult Family Home: - Conversion of a single family home to an Adult Family Home to provide permanent affordable housing for five adults with developmental disabilities. The Adult Family Home will serve residents with incomes at or below 30 percent of AMI.

2. Units Preserved

The following projects received funding to preserve 93 units of housing affordable for very low to moderate-income households and to convert 21 homeownership units to rental in order to preserve the units as affordable housing.

- **Manufactured Housing Community Preservationists: Bonel Mobile Manor -** Acquisition and preservation of a 108-unit mobile home development comprising 71 units affordable to households with incomes at or below 50 percent of AMI and 22 households at or below 80 percent of AMI, with the balance of the units unrestricted. Habitat for Humanity of Seattle/South King County shall partner with manufactured Housing Community Preservationists to help finance replacement homes. This project prevents displacement of low-income families.
- **Low Income Housing Institute: Copper Lantern Apartments –** A new homeowner project received a funding amendment to convert 21 of the units into permanent rental housing, due to the inability to sell the units. Of the 21 units, 16 units will serve households with incomes at or below 50 percent of AMI and five units will serve households with incomes at or below 60 percent of AMI. Three of the 21 units will be targeted to homeless and formerly homeless households.

Projected Output

An average of 280 new renter households will be served annually by rental units completed during the year.

Actual Output

In 2011, completed rental units served 539 renter households, most with incomes at or below 30 percent of AMI (see Table 6 on page 87).

These activities are a few of those accomplished that address the following objective in HUD's Community Planning and Development (CPD) Outcome Performance Measurement System:

- **Objective:** Decent Housing
- **Outcome:** Affordability

Strategy 1B

Make capital funds available to rehabilitate existing rental units for low and moderate-income households. This strategy is different from acquisition and rehabilitation in Strategy 1A, as Strategy 1B addresses rehabilitation only; there is no acquisition involved. It either addresses the rehabilitation needs of existing affordable non-profit housing, or existing for-profit housing where the owner is willing to restrict the affordability of the rents for a specified period of time. It includes making modifications to the rental unit(s) of low to moderate-income residents with a disability in order that the units will be accessible.

Short-term Annual Output

Projected Output

Five to 40 units are rehabilitated and/or modified.

Actual Output

A total of 89 units were rehabilitated and/or modified.

Downtown Action to Save Housing: Evergreen Court: - An existing affordable housing rental project was funded to finance rehabilitation and to stabilize the project. All 84 units serve frail elderly. Ten units are targeted to residents receiving Medicaid, 24 units serve individuals and households at 50 percent AMI, 30 units serve individuals and households at 60 percent AMI, and 20 units are unrestricted. This preserves a much needed facility serving vulnerable low-income seniors who may need congregate care and assistance with daily living tasks.

Accessibility modifications were made to five rental units through the Housing Repair Program's (HRP) Home Accessibility Modification (HAM) Program. This includes the installation of life safety equipment for hearing impaired individuals (e.g., special smoke/fire detectors, wheelchair ramps, transition strips, and widening interior doorways). The total expenditures toward HAM activities in 2011 were \$12,777.

Short-term Annual Outcomes

Projected Outcome

The tenant(s) have improved satisfaction with their housing due to the improvements or rehabilitation and/or modification.

Actual Outcome

Surveys completed by two of five households that received HAM financial assistance to repair their homes through December 31, 2011, were asked to rate the program on a scale from 1-5, one indicating a low importance or value and five representing high importance or value. The 2011 surveys indicated:

- Keeps my home in good condition – 4.5
- Provides support I need to continue living independently – 4.0
- Solves a health or safety hazard – 4.0
- Improves my quality of life – 4.5

*These responses represent only two surveys, the results may be statistically insignificant.

These activities are a few of those accomplished that address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability/Accessibility (designation depends on goal of particular project)

Strategy 1C

King County staff will work in partnership and/or coordination with consortium cities staff and community stakeholder organizations on the following activities and other housing-related activities. These activities do not have annual output or outcome goals and will be reported on, as progress occurs, in narrative fashion.

Projected Performance

The consortium will support the creation of affordable rental housing in the private market through zoning and incentive programs in all consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and allocation of surplus County or city property for affordable housing. County staff will provide technical assistance, as feasible, to help consortium cities meet Countywide Planning Policy (CPP) goals for affordable housing.

King County will assist non-profit affordable housing development organizations in assessing their need for technical assistance with development, and will consider providing funds for such assistance through the funding cycle for affordable housing capital depending on the documented need of an organization.

Actual Performance

1. Surplus Property

2009 RFP and 2011 Follow Up

In 2009, King County issued a Request for Proposal (RFP) for three surplus properties for affordable housing. It reached an initial agreement for the development of 16 units of permanent supportive rental housing on one of the properties. However, plans for the property were not feasible as designed, and the development agreement was allowed to expire. A new RFP for this property will be issued in 2012. It will encourage the development of low-moderate income housing using an innovative modular building approach to achieve durability and sustainability as well as long-term affordability.

North Lot Property

The North Lot sale closed in September 2011. The housing covenants were recorded at closing. The buyer, North Lot Development, LLC, broke ground on the west block shortly after closing. The developer is required to build 100 units affordable at 70 percent of area median income or below on the site or 100 units affordable at 60 percent of area median income or below if they are at a different nearby site. Negotiations are taking place between North Lot Development, LLC and the City of Seattle for potential development of the affordable units at another site near the International District in Seattle.

Property at 15th and Fir in Seattle

This property had been sold to Tangent, Inc. after a competitive bidding process in 1999, but had never been built on. After amending the development agreement to allow the construction of two larger units rather than three smaller ones on the property, Tangent's owner sold the property to another developer who has completed two four-bedroom townhomes on the property. Homestead Community Land Trust (HCLT) collaborated with the second developer to locate income-eligible households to purchase the structures while it will purchase the land and lease it, in order to maintain long-term affordability. To date, one unit has been sold to an income-eligible buyer, and the other unit is expected to sell in early 2012. The City of Seattle has provided down payment assistance, and will monitor their agreement with HCLT to maintain the affordability of these units for 75 years.

Other Surplus Properties

Staff have continued to monitor and evaluate properties that are proposed to be surplus, to determine if they are suitable for affordable housing. During 2011, staff undertook review of several properties that various King County departments proposed to

sell. These have not proved to be suitable for low or moderate-income or special needs housing development, but there continue to be about a half-dozen properties that have been set aside for eventual sale for affordable housing. Because of the slow housing market and shortage of capital funding, HCD and Real Estate Services agreed to postpone issuing an RFP for these properties (including the three properties from the 2009 RFP) until the housing market improves. It seems likely that at least some of these properties will be offered for sale for affordable housing development during 2012.

2. Fee Waivers and Density Bonuses

Two inquiries were made about the affordable housing incentive program, however, no applications for fee waivers or density bonuses were received during 2011.

3. Collaboration with Puget Sound Regional Council on Housing Tools

Puget Sound Regional Council launched its Housing Innovations Program (HIP) website in 2011. This website provides in-depth descriptions of the most successful tools for creating housing choice and affordability. They have continued to provide technical assistance to help consortium cities meet affordable housing goals, especially smaller cities with less planning staff capacity.

4. Collaboration with King County Cities on the Housing Chapter of the Countywide Planning Policies (CPPs).

As part of the 2012 update of the CPP's, HCD staff led an interjurisdictional team to update the housing section policies in 2011. In addition to revising the policies and narrative text of the housing chapter, staff included an appendix that will provide technical guidance to the County and cities when they update the housing element of their respective comprehensive plans, as they are required to do before 2014. The appendix includes specific details on what to include in a housing analysis, and on tools and strategies that can be used to achieve their housing goals and targets. Because there was concern about the methodology used to allocate affordable housing targets to individual cities, interim targets were agreed to, with the understanding that work on these targets would continue for the following year.

The text of the CPP update was approved by the Growth Management Planning Council in September 2011. Development of a broadly acceptable methodology for the affordable housing targets was designated a work plan item for 2012. HCD staff in collaboration with Executive Department staff continue to play a technical role to support the development of affordable housing targets or goals at the sub-regional and city level.

5. Completion of the Housing Technical Appendix to the King County Comprehensive Plan 2012 Update

As part of the housing needs assessment for King County's updated Comprehensive Plan, HCD staff completed an extensive analysis of the demographics, income, housing economics and need, development trends, housing affordability, and available resources for affordable housing development in King County. This Housing Technical Appendix has been made available to city staff and elected officials through the King County website, and can serve as a resource and model for local jurisdictions as they update the housing element of their respective comprehensive plans.

6. Sustainable Communities Grant Application Work Group

The HCD staff participated in the Puget Sound Regional Council initiated regional work group to develop an application for funding from the new HUD Sustainable Communities Grant. The application was successful and the tri-county region was awarded an initial three year planning grant.

During 2011, several HCD staff as well as staff from many other King County departments have participated in a variety of work groups designed to encourage goals of sustainability, affordability, health, and equity at new station areas and along public transit corridors planned for light rail and/or bus rapid transit. Staff have been involved in opportunity mapping of the region, in fair housing assessment, and in planning for outreach to affected communities along these corridors.

7. Housing SearchNW

A new housing locator website for all of King County, www.HousingSearchNW.org, was launched at the end of 2011. It was available for property owners to list properties in December 2011, and was launched for rental searchers in early 2012. It provides a call center which can assist those with visual impairments or language barriers. The website itself is available in over 20 languages. Detailed information on accessibility features of units is available.

Projected Performance

King County will provide a credit enhancement program that promotes the development of housing for low to moderate-income households through loan guarantees on long-term permanent project financing and will explore other innovative methods of assisting with the financing of affordable housing.

Actual Performance

Disruption in the credit markets continues to fuel demand for credit enhancement. Staff had many inquiries and contacts with organizations that had never previously expressed interest in the King County Credit Enhancement Program, administered by HCD. However, after more in depth meetings, it was clear that, in spite of the broad demand, most projects presented for consideration were not able to meet the credit enhancement program guidelines. The King County Housing Authority had a successful application and received credit enhancement assistance in 2011 for the 115 unit Meadowbrook Apartments, located in the City of Shoreline, which will preserve long-term workforce housing. Staff will continue to respond to inquiries and evaluate projects for consideration of credit enhancement assistance.

Projected Performance

King County will continue to collaborate with the King County Housing Authority (KCHA) to support the planning and development of Phase 1 (Greenbridge), and Phase 2 (Seola Gardens) of the Hope IV mixed-income housing and community development project at the former Park Lake Homes I and II sites in White Center. This work may be done in conjunction with the neighborhood revitalization strategy developed with the White Center community (see Goal 3, Objective 2 of the Consolidated Plan).

Actual Performance

King County coordinated with KCHA concerning affordable homeownership opportunities at Greenbridge, and a contribution of \$6 million for a variety of funding needs, including roads and infrastructure at Seola Gardens. HCD awarded \$2,500,000 to KCHA in 2011 for an 86-unit rental housing development; 44 units will be affordable to households at or below 30 percent AMI, 22 units at or below 50 percent AMI, and 20 units at or below 60 percent.

Projected Performance

King County will support legislation and other initiatives designed to increase funding and other support for affordable housing; and will coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers in order to build support to increase the housing funding base and to enhance acceptance of affordable housing.

Actual Performance

The HCD worked with the Washington Low Income Housing Alliance to successfully secure a supplemental budget appropriation of \$40 million to the Washington State Housing Trust Fund and \$1 million to the Washington Family Services Fund. The State Housing Trust Fund (HTF) allocation has fluctuated every legislative session and HCD works with other housing advocates to support an increase to the HTF for critical housing programs.

Projected Performance

King County will work with local housing authorities to provide mutual support and coordination on affordable housing planning issues on applications for various programs, such as rental assistance and vouchers targeted to persons with disabilities; on planning issues such as the allocation of project-based vouchers that complement the consortium's priorities; on efforts to educate and inform landlords about the benefits of participating in the Section 8 program; and on the development of other programs that may benefit our region.

Actual Performance

During 2011, HCD staff worked with the KCHA, Seattle Housing Authority, and the Veterans Administration regarding the use of Section 8 and VASH vouchers to plan for the housing needs of the most vulnerable members of the community. In addition, staff and other local funders worked to coordinate housing authority vouchers with the consortium's capital funds, regional supportive services, and operating support funding for non-time limited housing with supportive services administered by HCD. This allowed the agencies to completely fund high priority very low-income and homeless housing projects.

Projected Performance

King County will continue to work with housing funders, mainstream service systems (such as the developmental disabilities system, the drug/alcohol system, and the mental health system), and housing referral, information and advocacy organizations to plan for community-based housing options for persons with special needs. This effort will help to develop supportive housing plans and partnerships for populations that need enhanced housing support in order to be successful in permanent housing; to advocate for funding for the operations and maintenance of housing for very low-income households and households with special needs, and for the services needed for supportive housing.

Actual Performance

The HCD staff worked with Region 4 of the Washington State Division of Developmental Disabilities (DDD) and the King County Developmental Disabilities Division (KCDDD) to coordinate funding decisions between the HFP and Developmental Disabilities (DD) mainstream system services. This work ensures that the highest-priority needs are being met in a manner that is consistent with the responsibilities of the public funders. The HCD funding decisions for DD housing projects are predicated on explicit endorsement from State DDD for the project concept and are conditioned with the requirement that the housing providers will enter into referral agreements for the housing units.

The HCD continues to coordinate with the Mental Health Chemical Abuse and Dependency Services Division (MHCADSD) in awarding Mental Illness and Drug Dependency (MIDD) sales tax funds, a local source of revenue for much-needed housing supportive services and housing for persons with mental illness and chemical dependency issues.

The HCD continues to work with MHCADSD, Public Health, United Way, the Committee to End Homelessness, the City of Seattle, the Veterans Administration Regional Office, other homeless housing funder partners, and participating agencies to jointly administer the Client Care Coordination system that coordinates targeted recruitment of persons who are high utilizers of jails, hospitals and shelters, and vulnerable chronically homeless adults into appropriate housing units with a high level of services available.

A veterans housing needs assessment, completed by the end of 2010, provided valuable information, specifically an inventory of all housing units and beds set-aside for veterans, which was used to develop the recommendations for the King County Five Year Plan to End Homelessness for Veterans, which was completed in 2011.

Projected Performance

The King County HCD will partner with KCDDD to provide housing program(s) that expand community-based housing options for persons with developmental disabilities and will explore similar opportunities with systems that serve other special needs populations.

Actual Performance

- Four new units to be created – HCD and KCDDD continued to coordinate during the 2011 capital funding round to fund four units of housing for extremely low-income individuals with developmental disabilities with KCDDD Housing Innovations for Persons with Developmental Disabilities (HIPDD) funds. This housing will expand housing options for persons with developmental disabilities.
- The KCDDD continued to coordinate an emergency housing assistance program to provide homelessness prevention assistance to adults and families on the Washington State DDD caseload who were in jeopardy of losing their housing. In 2011, this program made 72 awards to adults and families with an average award of \$460 per grantee.
- The KCDDD continues to contract with Washington Initiative for Supported Employment to provide planning and support services for young adults receiving housing vouchers so that they can live independently in the community.
- The KCDDD continues to provide housing information and referral to clients on the DDD caseload, including referral to affordable housing and information on ways to create affordable housing for family members with developmental disabilities.

- The KCDDD had seven KCHA Section 8 vouchers issued through the Housing Access and Services Program with KCHA for households where an adult with developmental disabilities was either: (1) rent burdened, (2) homeless, or (3) involuntarily displaced.

Projected Performance

King County will coordinate, to the extent feasible, with housing funders, and housing information and advocacy organizations to streamline funding applications, contracting and monitoring processes.

Actual Performance

The HCD continues to participate on a regular basis with local and state public funders on issues regarding annual compliance monitoring and physical property inspections. This collaboration has resulted in a web-based combined annual report form which agencies began using in 2009. The HCD continues to work with the KCHA to gain efficiency by coordinating inspection requirements for jointly funded/subsidized projects and avoiding duplication of effort.

In 2011 HCD continued a highly coordinated process of award allocation with the local and state capital funders. The enhanced level of coordination resulted in successfully leveraging outcomes with the State Department of Commerce and the State Housing Trust Fund in the 2011 round.

Projected Performance

King County continues to prioritize funding for affordable housing projects that have the following qualities:

- Environmentally sound ("green" housing)
- Sustainable
- Projected to save on long-term costs for the owner and the residents
- Designed to accommodate all persons, regardless of their level of mobility
- Allow residents to age in their home.

The HCD adopted the standards of the Washington State Evergreen Program Sustainable Development Standard, which is required for all projects seeking Washington State Housing Trust Fund support, and encourages a high level of environmental sustainability and construction durability. The HCD program will also encourage the utilization of universal design (UD) standards for affordable housing project applicants that volunteer to participate. Universal design is the design of products, buildings, and environments to be usable by all people, and allowing people to age in place in their home without the need for adaptation or specialized design. The consortium will coordinate efforts to implement this program so that participating projects do not encounter barriers from local codes that may conflict with the adopted standards, or delays in contracting.

Actual Performance

In the fall 2011 funding round to allocate 2012 funds, the County continued to encourage applicants for housing funds to use life-cycle cost analysis for selected components of planned housing projects in order to justify assumptions and specifications incorporated into project design. The County held technical assistance meetings with non-profits that received capital awards, and we reviewed green building and sustainable elements in the projects, provided technical assistance, and made recommendations on how to add more green and sustainable elements. The County will continue to offer both training and technical information to prospective applicants as needed to support their efforts to design and build more sustainable housing projects.

In 2011 HCD staff participated in the updating and strengthening of the Evergreen Sustainable Design Standard (ESDS), the statewide standard that set minimum criteria for green and sustainable design and construction for projects built using public funds. Many of the criteria that were optional in the original version of ESDS were made mandatory, and additional optional criteria were added that will lead to greater energy efficiency, durability, and sensitivity to site and neighborhood conditions.

In 2011, King County continued to gain expertise in the application of UD in affordable housing by requiring particular UD features in housing funded with local HIPDD funds. When projects receive HIPDD funding, developers are given a checklist of recommended UD features and work with King County staff to finalize which UD features will be included in their project. This pilot UD program has been providing King County with information about the appropriate UD elements to include in a UD incentive program for all affordable housing funded by King County.

During 2011, HCD affordable housing planning staff participated in the Universal Design subcommittee on the Evergreen Standards workgroup. The goal of this group has been to incorporate some basic UD requirements into the Washington State Evergreen Sustainable Development Standards, which is the baseline standard that applies to all housing built with State Housing Trust Fund and local public dollars in Washington State. The subgroup's proposal was adopted by the Evergreen Sustainable Development Standard workgroup and three points out of the current 50 points may be claimed for meeting certain basic UD standards. The workgroup and the Northwest Universal Design Council continue to develop, publicize, and advocate for the inclusion of UD elements in residential buildings in King County and throughout the state.

[Add John's piece here]

Projected Performance

King County continues to work with housing and community stakeholders to implement the Landlord Liaison Project (LLP) throughout King County in order to reduce barriers to securing permanent housing for low to moderate-income households.

Actual Performance

Local Homeless Housing and Services Funds supported the LLP, which assisted 690 households in accessing permanent rental housing in 2011. Without the incentives and support provided by the LLP, these households would not have been able to secure permanent supportive housing on their own.

Projected Performance

King County may encourage and support housing developers' in applying for HUD Section 202 and 811 programs to provide housing for older adults and persons with disabilities.

Actual Performance

King County supported efforts by Providence Health and Services to secure HUD 202 funding for a senior housing project in Renton. This project was ultimately not successful in securing the HUD 202 funding, but the County continues to support its ultimate development. An important element in the redevelopment of the Sunset Terrace area by the Renton Housing Authority, this project will provide 70 units of housing for frail elderly people with very low incomes, co-located with a Program of All-inclusive Care for the Elderly (PACE) center.

Affordable Housing Objective 2

Preserve the housing of low to moderate-income homeowners, and provide home ownership assistance programs for low and moderate-income households that are prepared to become first-time homeowners

Strategy 2A

Make capital funds available to repair and/or improve, including accessibility improvements, the existing stock of homes owned by low to moderate-income households (also includes individual condominiums, town homes, and mobile/manufactured homes that are part of the permanent housing stock). Programs funded under this strategy include, but are not limited to, major home repair and emergency home repair.

Short-term Annual Output

Projected Output

An average of 496 low to moderate-income homes will have their existing homes repaired and or improved annually. Of these, 321 will be minor home repairs.

Actual Output

A total of 439 homes of low to moderate-income homeowners were repaired as follows:

- Of this total, 139 major home repair projects were completed and closed by King County's HRP in 2011. There were 106 CDBG funded projects, 18 HOME funded project, 13 CDBG-R ARRA stimulus funded projects and 2 Farmers Home Administration funded projects. The total investment made for projects closed in 2011 was \$1,150,904.
- The HRP also committed and approved 2011 CDBG funds to 37 projects where construction is underway, but not completed. The committed funds pending completion represent \$450,157 in CDBG funds. The County has an additional seven projects committed in 2011 using 2011 HOME funds; and represent \$121,000 of HOME funding.
- The HRP seeks to leverage private funds, where possible, to stretch our CDBG funds to as many qualifying residents as possible. The HRP leverages the KCHA Weatherization Department by way of project referrals. The County also leverages private funds of individual homeowners and matches the private funds with CDBG or HOME dollars under our Deferred Payment Loan (DPL) matching program. The HRP leveraged \$14,098 of private homeowner funds and matched those funds with federal DPL funds, which allowed us to complete more comprehensive Housing Repair projects. All of the

above activity took place within the territory of the King County CDBG Consortium, outside the city limits of Seattle, Bellevue, Kent, Auburn, Normandy Park, Newcastle and Medina.

- In 2011, the HRP offered a new weatherization option for applicants applying for assistance. This program is directed towards residents that do not qualify for the very low income weatherization program under 50 percent AMI run by the KCHA, but who are still under the 80 percent AMI income threshold, and need help with energy related repairs. King County HRP program has administered 2009 stimulus funds that will total approximately 30 total Weatherization projects and will be completed by mid-year 2012. This program is funded by our regular CDBG and Home funds, along with CDBG Recovery Act Program (CDBG-R) stimulus funding. Of the 139 units completed in 2011, our HCD staff of five, completed weatherization for 13 of these units, investing \$82,914 for weatherization. Twelve other projects with weatherization services from HCD began work in 2011 are currently underway, and will be completed in 2012. These projects total \$85,499 in weatherization funds. The thirty homes will have had a combination of air-sealing, added insulation, weather-stripping, replacement of low efficiency air handlers with high efficiency units or mini-splits systems, duct sealing, and other activity that meets established cost benefit requirements.
- A total of 306 homes received minor home repairs in Renton, SeaTac, Covington, Tukwila, Des Moines and Shoreline; the Joint Agreement cities of Renton and Shoreline chose the minor home repair activity, and the remaining regular CDBG cities submitted a joint application to administer a minor home repair program. Minor repairs include small electrical, plumbing, carpentry and disability access improvement jobs.

All of these programs enabled homeowners to maintain healthy and safe homes, preserving, and making more energy efficient, the housing stock in King County.

Short-term Outcome

Projected Outcome

The owners will have an improved quality of life, with little or no cost. Through improvements to their housing, some homeowners will be able to continue to live independently in their home.

Actual Outcome

Surveys were completed by 46 of 139 housing repair clients through December 31, 2011. The survey asked each program participant six questions regarding quality of life, health, and safety, and overall satisfaction from the services that the HRP provided. These questions were rated on a scale of 1 through 5, 1 representing a low level of effectiveness and 5 representing the highest level of effectiveness, they responded as follows:

- Keeps my home in good shape – 4.2
- Solves a health or safety hazard – 3.7
- Provides the support I need to continue to live independently – 3.5
- Improves my quality of life – 4.1
- Greatly improves my feeling of safety – 4.3
- Overall satisfaction with the repair or service provided by the HRP– 4.6

These activities are a few of those accomplished that address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability/Accessibility

Strategy 2B

Make funds available for eligible home buyer opportunities, primarily for first-time home buyers, including education, housing counseling and down payment assistance for low to moderate-income households who are prepared to purchase a home; especially households who are under-served in the ownership housing market, including households with special needs. Note that in most cases, this will involve increasing access to the existing stock of ownership housing, but in some cases, this may involve creating new ownership housing.

Use Neighborhood Stabilization Program 1 (NSP-1) funds to acquire and rehabilitate foreclosed properties and to provide first-time homebuyer opportunities to purchase the properties. Depending on the success of a Neighborhood Stabilization Program 2 (NSP-2) application, work with Washington State to implement the NSP-2 program, including the activities cited in this strategy, plus additional planning objectives included in this plan.

Annual Output Measure

Projected Output

1. Homebuyer services and assistance provided to 10-35 households
2. Through the NSP-1 Program, acquire, rehabilitate, provide energy efficiency upgrades to approximately 12 foreclosed properties, and provide first-time homebuyer opportunities for approximately 6 to 12 income-eligible households to purchase the properties.

Actual Output

1. Neighborhood Stabilization Program
 - The NSP-1 program successfully acquired three single-family foreclosed properties in 2011. All three units were slated to provide first-time homebuyer opportunities for income-eligible households.
 - Two of the three ownership units noted above were completely rehabilitated and ready to be sold in 2011. Rehabilitation work included energy efficiency upgrades. Of the two units completed, both were sold to eligible households.
2. Homeownership Opportunities from Award of 2011 Funds
 - Habitat for Humanity Seattle/South King County: Westway Homes - Acquisition and rehabilitation of two homes to income-qualified buyer with household incomes at or below 60 percent of AMI. Habitat has been collaborating with the Build the Bridge Coalition to spur revitalization in the Westway neighborhood in Federal Way.
 - The Washington State Housing Finance Commission received an additional \$300,000 in 2011 HOME funds to serve approximately 27 additional income-qualified homebuyers in East King County under the House Key-ARCH down payment

assistance program. Funds awarded to this program are subject to recapture if the assisted home is sold, transferred or does not remain the principal residence of the homebuyer during the period of affordability.

3. Homeownership Program Development or Programs Underway or Completed in 2011

- Habitat for Humanity of East King County/Community Housing Development Organization: La Fortuna – New construction of 11 units of affordable homeownership in Renton for first-time homebuyers with incomes between 40 and 60 percent of AMI to be sold and occupied in 2012.
- Habitat for Humanity of East King County/Community Housing Development Organization: Issaquah Highland - New construction of 10 units of affordable homeownership in Issaquah for first-time homebuyers with incomes between 40 and 60 percent of AMI. Eight of the ten units were sold in 2011. The remaining two units will sell in the Spring of 2012.
- The Copper Lantern eleven-unit homeownership project was completed and closed. The County worked with the local HUD office and successfully closed the homeowner portion in IDIS in 2011. All eleven homes are subject to resale restrictions for the period of affordability. Eight homes are designated HOME Program units.
- As of year-end 2011, the existing House Key – A Regional Coalition for Housing (ARCH) of East King County down payment assistance program assisted one eligible buyer to acquire a home in the city of Sammamish. The continuing sluggishness in the housing market has continued to impact the program and services to eligible homebuyers, with much less activity during 2011 than in prior years. However, activity is anticipated to pick up in 2012. A new award of \$300,000 in 2011 HOME funds were added to this program to assist approximately 30 new eligible households. To date, this program has assisted a total of 57 homebuyers.
- The Homestead Community Land Trust's HCLT Advantage Program assisted one homebuyer to acquire their home during 2011. Homestead acquires the land and the buyer purchases the home under a scattered site land trust program. The purchased homes are subject to resale restrictions. To date this program has assisted ten homebuyers.

Outcomes

Projected Outcome

1. The household will succeed as a homeowner and be satisfied with homeownership over time.
2. The homeowner will build equity in their home.

Actual Outcome – Five Year Review

Two Seattle/South King County Habitat for Humanity projects were funded in 2006 for a total of two homeownership opportunities in that year. Each of the homes continues to be occupied by the original homebuyer. One home is in a land trust administered by Homestead HCLT. The second home was sold below the appraised value and the homeowner has been making timely monthly payments. While residents of King County have been able to purchase homes due to

more affordable pricing through the use of public funding, even homebuyers occupying publicly subsidized homes may have lost some equity in their home due to the economic downturn beginning in 2008.

These activities are a few of those accomplished that address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability

Strategy 2C

King County staff will work in partnership and/or coordination with consortium city staff and community stakeholder organizations on the following activities. These activities do not have annual output or outcome goals and will be reported on as progress occurs, in narrative fashion.

Projected Performance

King County will support the creation of a range of affordable home ownership opportunities through zoning and incentive programs in all consortium jurisdictions, such as impact fee waivers, density bonuses, inclusionary zoning and the allocation of surplus county or city property. County staff will assist in providing technical assistance, as feasible, to help consortium cities meet CPP goals for affordable housing.

Actual Performance

1. King County and ARCH Partnership

Staff collaborated with ARCH in amending the development agreement and resale covenant for Redmond Ridge East (Cascara) to meet certain new FHA requirements. From 1994 through 2005, ARCH, in partnership with King County, generated a total of 477 affordable units and 27 workforce units through a variety of incentive and zoning programs. These have been completed and are occupied. Since 2006, it has created an additional 610 affordable units and 443 workforce units through incentive programs. In all, 1557 units have been created.

Eastside (ARCH) Workforce and Affordable Units Created by Incentives					
	<i>Workforce</i>		<i>Low-Mod</i>		<i>Total</i>
	<i>Owner</i>	<i>Renter</i>	<i>Owner</i>	<i>Renter</i>	
1994-2005	9	18	173	304	504
2006-2011	443	0	30	580	1,053
Total	452	18	203	884	1,557
<i>Workforce units are those affordable at 100 - 120% of median income. Low-Mod units are affordable at 80% of median income or below.</i>					

Projected Performance

King County will work with certified housing counseling agencies and the countywide Asset Building Coalition to support efforts to assist income-eligible homeowner households at risk of foreclosure.

Actual Performance

In 2011 King County did planning work with the City of Seattle to collaborate on an Asset Building initiative in 2012 and beyond. King County HCD and Seattle will collaborate to implement a Living Cities grant, which is intended to assist our region with mainstreaming asset building strategies into social service systems. King County will provide an additional \$40,000 in funding to supplement a \$300,000 Living Cities grant in order to include regions in King County outside Seattle. The project will focus on integrating financial empowerment strategies into homeless prevention and family homeless housing programs.

Projected Performance

King County will support the acquisition and preservation of mobile home parks, when feasible, to protect low and moderate-income mobile homeowners who might otherwise be displaced due to redevelopment. King County will explore a comprehensive strategy to further extend the long-term affordability of mobile home parks that currently have an agreement with the county, including strategies to have parks owned by park residents.

Actual Performance

King County staff met with representatives of the Mobile Homeowners Association to discuss possible zoning changes that could protect mobile home parks in King County from redevelopment. Research indicated that there are now just nine such parks in the urban area of unincorporated King County (where redevelopment would be more likely to occur than in rural areas). Several of the parks are resident-owned, so they are also unlikely to be subject to redevelopment. It was decided that legislation to rezone the remaining few properties could have a more negative than positive effect. The MHA representatives were encouraged to meet with city officials where there are mobile home parks that could be at risk, and to seek preservation or protection when appropriate.

Projected Performance

King County will support the work of the KCHA to ensure that there are affordable ownership opportunities for low and moderate-income households, (especially Park Lake Homes' tenants who are prepared for home ownership), in the Greenbridge HOPE VI project in White Center.

Actual Performance

The HCD worked with KCHA and HomeSight to develop a new contract for affordable homeownership opportunities at KCHA's Greenbridge HOPE VI project. In 2011, two of the seven affordable ownership homes developed at Greenbridge were sold; one was purchased by an eligible homebuyer with HCD down payment assistance. The second purchaser was eligible for another program and was not assisted by HCD.

Projected Performance

King County will work with housing authorities and community agencies to provide targeted outreach to federally subsidized tenants and other low to moderate-income tenants who are prepared to work towards the goal of achieving home ownership.

Actual Performance

Under King County's Home Choice Plus – ARCH program (the County's program with the Housing Finance Commission and ARCH to provide downpayment assistance to first-time homebuyers in East King County), and the House key – King County Program, ARCH and the Housing Finance Commission conducted outreach to identify potential first-time homebuyers as follows:

- Residents of public housing through KCHA's Family Self Sufficiency Program
- Persons working with Individual Development Account programs, which are coordinated by Hopelink, the YWCA and Urban League
- Residents of manufactured housing in mobile home parks
- New immigrants to King County served by the International District Housing Alliance

Projected Performance

King County may work with community stakeholders to plan for and support programs that reduce the cost of homeownership for low to moderate-income households, such as land trusts, limited-equity co-ops, and sweat equity programs.

Actual Performance

The HCD continues to work with Habitat for Humanity, HCLT and other non-profit organizations to support programs and projects that reduce the cost of homeownership for low to moderate-income households. King County has not yet funded a limited-equity co-op, but would consider working with partners to identify potential opportunities.

Projected Performance

King County may work with special needs populations and stakeholders to develop homeownership opportunities for special needs households for whom homeownership is appropriate.

Actual Performance

Parkview Services, an agency participating in King County HCD's Neighborhood Stabilization project, acquired and rehabilitated a single family home. That acquired home will be weatherized, rehabilitated and, and sold the home to an income-eligible parent caring for a household that includes a person with developmental disabilities.

Projected Performance

King County may advocate for a waiver or regulatory change to enable the consortium to assist low to moderate-income condo owners with the payment of common area repair assessments that exceed regular homeowner dues and are unaffordable to the low to moderate-income condo owner.

Actual Performance

No performance to report at this time.

Projected Performance

King County may explore land banking for the acquisition of land on which to construct affordable ownership housing, especially land that is in an area targeted for future transit and/or slated for higher density development.

Actual Performance

King County HCD is an active member of the Growing Transit Communities initiative for the tri-county Puget Sound region. The initiative was funded with a HUD Sustainable Communities grant. King County is a partner in implementing the initiative, and HCD is contributing in-kind staff time. One of the sub-committees of the affordable housing committee is working to create an acquisition fund to acquire land for affordable housing near transit stations along the light rail corridor and major bus rapid transit stations.

Projected Performance

King County may work with local housing authorities, other funders and financial institutions to explore the development of Section 8 homeownership program(s) in our region. A Section 8 homeownership program would work with households that are prepared to become homeowners to use a Section 8 voucher to help subsidize the purchase of a home rather than ongoing rent.

Actual Performance

The HCD ended discussions with housing authority staff on this initiative, based on an understanding between KCHA and King County that this use of vouchers would not be a priority for approximately the next five years due to the regional focus on ending homelessness.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Availability/Affordability/Accessibility (designation depends on goal of particular project)

Affordable Housing Objective 3

Plan for and support a fair housing strategy to affirmatively further fair housing and increase access to housing as well as to housing programs and services for low to moderate-income households. King County staff may work with consortium city staff and community stakeholder agencies to carry out its Fair Housing Action Plan. These strategies do not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.

King County's Analysis of Impediments to Fair Housing Choice has identified the following impediments:

1. Discriminatory conduct in rental housing – data and testing revealed that discrimination occurs in the rental housing market, especially with respect to disability, race/color, national origin, family status, and gender. Findings for this impediment were established through focus groups, analyzing civil rights office complaint data, analyzing testing data and interviews/testimony from stakeholders.
2. Disparate impacts exist in rental housing, creating barriers to a number of populations. Rental property screening procedures often have disparate impacts on persons with disabilities, persons who do not speak English as a first language, and persons who are undocumented. Findings for this impediment were established through focus groups and interviews/testimony from stakeholders.
3. Discriminatory conduct creates barriers in home purchase and ownership housing for persons of color (primarily non-Asian persons of color) in King County; barriers also exist for persons with disabilities in the condominium market predominantly. Findings for this impediment were established through fair lending testing data and interviews/testimony.
4. Disparate impacts exist in home purchase and ownership housing for persons of color (primarily non-Asian persons of color): denial/withdrawal rate on mortgage applications is considerably higher for persons of color than for white households; Federal Housing Administration lending in King County is highly concentrated amongst Hispanic households; the highest levels of subprime home purchase and refinance loans are in predominantly minority and racially diverse areas of the county; the highest levels of payday lending are in predominantly minority and racially diverse areas of the county; many households are in trouble on their home payment, in part, due to overextensions on payday loans. Findings for this impediment were established through Home Mortgage Disclosure Act data, Washington State Department of Financial Institutions Study of Payday Lending, interviews/testimony.
5. Informational, Systemic and/or Institutional Impediments to Fair Housing Choice (primarily for persons with disabilities). These impediments include: lack of comprehensive service systems for persons with hoarding disorder; lack of adequate temporary guardianship and guardianship services; inadequate payee programs to cover the need; lack of an affordable housing locator system that is accessible to persons with disabilities; complaints regarding WA State Human Rights Commission intake and investigation process; lack of “just cause” eviction protection county-wide; and zoning code definitions. Findings for this impediment were established through interviews/testimony and zoning code data.

Updates to the Analysis of Impediments to Fair Housing Choice and Fair Housing Action Plan 2011 – 2013

In 2011, HCD began gathering data from civil rights enforcement agencies, as well as input from a number of agencies that will inform the update of our Analysis of Impediments to Fair Housing Choice. We are awaiting the new AI rule to be released before we continue forward with the update. We are also working with regional partners in the Growing Transit Communities (GTC) initiative and following guidance from HUD regarding a regional Fair Housing and Equity Assessment for that initiative, which will be incorporated in our Consortium’s AI planning.

Additionally, our King County Office of Civil Rights joined in an application for funding that may provide some special funding for regional fair housing testing in coordination with the GTC initiative.

Strategy 3A

King County and the consortium will carry out initiatives and activities identified in the adopted Fair Housing Action Plan 2007-2011 in order to further fair housing in the region.

Projected Performance: Fair Housing Plan Action Area 1

Coordinate fair housing workshops, trainings and outreach with local partners covering rental housing issues as well as zoning/land use issues. Trainings will be crafted to meet the needs of housing funders, housing providers, service providers, private attorneys, commissioners, judges and planners.

Actual Performance: 2011 Progress Action Area 1

Fair Housing Trainings, Workshops and Outreach Conducted by King County in 2011	
2011 Date	Name/Location of Workshop, Training or Outreach
Jan. 20	Olympic Mgmt (workshop)
Feb. 12	African Heritage Unity Celebration (info booth)
Feb. 23	Joint FH Workshop (workshop)
Feb. 23	Joint FH Seminar – Hypothetical Scenarios (workshop)
Feb. 23	Radio Reading Service (radio talk show)
Mar 1	Village of Hope Transition Resource Fair (info booth)
Mar. 31	HUD staff (workshop)
April 13	King County Housing Authority Landlord Fair (info booth)
Apr. 21	Tacoma FH Conference (workshops)
Apr. 27	Webinar for Community Frameworks (webinar workshop)
Apr. 27	Joint FH Workshop (workshop)
Apr. 27	Joint FH Seminar – FH Jeopardy (workshop)
May 24	King County Housing Authority Section 8 Waitlist Fair (info booth)
June 7	Department of Corrections Housing Provider Roundtable (workshop)
June 15	Joint FH Workshop (workshop)
June 15	Joint FH Seminar – Hypothetical Scenarios (workshop)
July 16	White Center Jubilee Days (info booth)
Aug. 17	Joint FH Workshop (workshop)
Aug. 17	Joint FH Seminar – FH Jeopardy (workshop)
Aug. 25	Holland Residential (workshop)
Aug. 26	Holland Residential (2 workshops)
Sept. 7	YWCA (two workshops)
Sept. 28	Northwest Justice Project – DV attorneys (presentation)
Sept. 29	King County Housing Authority, SE Division (workshop)
Oct 1	Bridge The Gap Resource Fair (info booth)
Oct. 11	ED-CON Real Estate Trade Show (info booth)
Oct 19	KCHA, SW Division (workshop)

Fair Housing Trainings, Workshops and Outreach Conducted by King County in 2011	
2011 Date	Name/Location of Workshop, Training or Outreach
Oct 19	King County Housing Authority Section 8 Staff (workshop)
Oct 19	Therapeutic Health Services (workshop)
Oct 21	KCHA, NE Division (workshop)
Oct. 26	Joint FH Workshop (workshop)
Oct. 26	Joint FH Seminar – Hypothetical Scenarios (workshop)
Nov. 4	Vashon Household (workshop)
Nov 16	Hopelink (info booth)
Nov. 17	Essex Prop. Mgmt (workshop)
Dec. 6	TRENDS Rental Management Trade Show
Dec. 14	Joint FH Workshop (workshop)
Dec. 14	Joint FH Seminar – FH Jeopardy (workshop)

Projected Performance: Fair Housing Plan Action Area 2

Coordinate fair housing/lending/predatory lending workshops and trainings on ownership housing issues with local partners. Trainings will be crafted to meet the needs of lenders, realtors and real estate agents, community-based housing counselors, senior services agencies and homebuyers.

Actual Performance: 2011 Progress Action Area 2

The King County Office of Civil Rights conducted the following three forums on topics related to fair housing in home ownership and fair lending.

2011 Date	Name/Location of Fair Housing Forums
Oct. 11	ED-CON Real Estate Trade Show (info booth)

Projected Performance: Fair Housing Plan Action Area 3

Provide written informational materials about fair housing, basic landlord-tenant issues and fair lending/predatory lending. Materials will be created for housing consumers, landlords, community agencies and others. Look for funding opportunities for a fair housing advertising campaign.

Actual Performance: 2011 Progress Action Area 3

The King County Office of Civil Rights distributed fair housing materials widely to landlords, members of the public, and services agencies, including materials translated into several different languages.

Materials distributed in print and CD format in 2011:

- Fair Housing in Washington State: Top 100 Questions for Housing Providers
- Fair Housing for Real Estate Industry Professionals
- Sample Policy – Harassment & Retaliation
- Sample Policy – Reasonable Accommodations & Modifications for People with Disabilities
- Sample Policy – Service Animals
- Sample Policy – Domestic Violence & Fair Housing
- Disability Access Resources for Housing Providers
- Fair Housing posters
- Reasonable Accommodations & Modifications for Residents with Disabilities
- Housing Discrimination & Your Civil Rights (in 4 languages)
- Domestic Violence and Your Housing Rights (in 4 languages)
- King County Office of Civil Rights (KCOCR) brochures (in 3 languages)

New fair housing materials in 2011:

- Developed two new fair housing posters in English and Spanish, for distribution at social service agencies and colleges
- Several KCOCR fair housing web pages were translated into Spanish

Projected Performance: Fair Housing Plan Action Area 4

Provide technical assistance to contracted housing providers and others to affirmatively promote fair housing choice. Consider a menu of enhanced fair housing requirements for contracted agencies, as well as agencies entering agreements with King County to include affordable housing in a for-profit development; monitor new requirements.

Actual Performance: 2011 Progress Action Area 4

Fair Housing information for contracted housing providers is available on the HCD website. In 2011, HCD provided technical assistance to a number of agencies regarding fair housing questions, and to one agency regarding the affect of neighbor concerns on a housing project entitled to fair housing protection. HCD assisted our Joint recommendations Committee in understanding fair housing issues as it applied to the project's application for funding.

Projected Performance: Fair Housing Plan Action Area 5

Work with the community to advance programs and initiatives that promote positive change for persons impacted by impediments to fair housing choice, including providing civil rights enforcement services, and working to fill supportive services and housing needs, including success in housing strategies for homeless households.

Actual Performance: 2011 Progress Action Area 5

A new housing locator website, www.HousingSearchNW.org, was launched at the end of 2011. It was available for property owners to list properties as of December 2011, and was launched for rental searchers in early 2012. It provides a call center which can assist those with visual impairments or language barriers. The website itself is available in over 20 languages. Detailed information on accessibility features of units is available.

1. King County Office of Civil Rights Enforcement Program 2011

Cases filed during 2011 – 15

Cases filed during prior years + carried over to 2011 – 3

Cases closed during 2011 – 13

Cases previously closed with pre-finding settlement, and monitored during 2011 – 5

Resolution of Cases Closed during 2011

- No cause finding – 8
- Reasonable cause finding – 1 (this case later administratively closed due to complainant filing the case in court)
- Pre-finding settlement – 4
- Case withdrawn by complainant – 0

Bases of Cases Filed During 2011 by Protected Class

(Note: some complaints had multiple bases)

- Disability – 10
- Race – 3
- National Origin – 1
- Section 8 – 0
- Familial Status – 2
- Gender – 0
- Religion – 1
- Retaliation – 12

2. Fill existing service gaps and housing needs, including “success in housing” strategies for homeless households.

King County HCD and jurisdictions in the King County Consortium have been working on a number of regional and sub-regional initiatives with regional public and private funders and the CEHKC to fill supportive service gaps for persons who need services in order to succeed in housing; such persons are primarily persons with a disability(ies) who are very vulnerable on the streets, chronically homeless and/or at risk of homelessness.

Landlord Liaison Project

In 2011, King County HCD, in partnership with the City of Seattle and the United Way of King County, continued to fund the regional LLP through a contract with the YWCA of Seattle-King County-Snohomish County. The program has made tremendous strides in 2011 to continue building a larger network of landlords in King County that are willing to lower their screening criteria in order to rent their units to homeless households with barriers to securing rental housing, such as criminal history, prior negative tenancy or credit history, lack of tenancy history or lack of credit history. The participating landlords are provided with 24-hour support from the program and a number of risk mitigation tools and resources.

By the end of 2011, the LLP had placed 690 households into permanent housing with supportive services. Services are provided at the home of the tenant through a network of participating service agencies. A total of 144 landlords were enrolled in the program at the end of 2011.

While this program serves a broad range of homeless households with barriers to securing permanent housing, the highest proportion of persons that benefit from this program are persons for whom a disability may underlie a barrier to securing housing; for example, a substance abuse disability often underlies a criminal history, and mental illness or a developmental disability often underlies a negative tenancy history or lack of tenancy history. In addition, housing support services are often necessary to help stabilize a person/household with a disability in housing.

Client Care Coordination

This system helps to move very vulnerable households who are homeless and at risk of homelessness into housing with supportive services that they can access to increase their health, well-being and stability. The system provides targeted recruitment into housing with enhanced services for households that often have multiple disabilities and other barriers to securing housing on their own. In King County, we have found that disability is the class for which the largest number of discrimination complaints is received each year; thus, the client care coordination system provides an important response to that impediment.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcome: Accessibility

Goal Two: End Homelessness

King County and the consortium have adopted long-term outcomes for our goal to end homelessness in coordination with the outcomes developed through our region-wide Continuum of Care planning body, the CEHKC. Long-term outcomes relate to the reduction of homelessness, and particularly the reduction of chronic homelessness in King County. There is no one overarching outcome for this community development goal. Rather, there are separate outcome measures related to individual strategies within each of the objectives.

This goal has been broken down into four more specific objectives. Strategies for these four objectives, along with projected and actual outputs are described below.

Homelessness Objective 1: Prevention

Support programs that prevent homelessness

Strategy 1A

Support the consortium-wide Housing Stability Program, a program that provides grants, loans and counseling to households facing an eviction or foreclosure, and to households trying to secure the funds to move in to permanent rental housing.

Short-term Annual Output

Projected Output

A total of 702 households will be served, through all funding sources attributed to this activity: CDBG public services funds (5 percent), CDBG-R funds, Veterans Levy, Human Services Levy and Homelessness Prevention and Rapid Re-housing Program (HPRP) funds. Of these, 135 households will be served with CDBG funds, and 50 households will be served with CDBG-R funds.

Actual Output

1. A total of 549 households were served through the King County Consortium's Housing Stability Program in 2011 through the use of CDBG funds and local levy funds, as described below.
 - a. CDBG funds provided homelessness prevention services to 136 households, or 388 individuals, through Solid Ground's Housing Stability Project.
 - b. The King County Veterans and Human Services Levy continued to provide significant resources to the Housing Stability Program in 2011. There were 413 households provided with housing stability services through the Veterans and Human Services Levy funds; 179 veteran households were served and 234 other households in need were served with Human Services Levy funds.
2. Stimulus HPRP funds provided homeless prevention assistance to 297 households from the beginning of the grant in 2009 through the end of 2011.

Short-term Annual Outcome

Projected Outcome

At least 75 percent of the households served remain stable in permanent housing.

Actual Outcome

1. CDBG and Levy Funds - Households are interviewed six months after they receive assistance to determine if they have remained stable and to see if they need referrals or other information. During 2011, 627 households were reached and interviewed, and 601 of those households remained permanently housed after six months for a 96 percent success rate. At 12 months post service, 570 households were reached and interviewed and 523 remained housed for a 92 percent success rate.

2. HPRP prevention clients are also interviewed six months after receiving assistance to determine whether they have maintained stable housing. Through the end of 2011, 144 households were reached and interviewed, and 107 of those households remained permanently housed after six months for a 74 percent success rate.

Strategy 1B

Strategy 1B does not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.

Projected Performance

Support other initiatives and programs designed to prevent homelessness.

Actual Performance

CDBG funds were awarded to eight other projects that provided emergency support services and/or tenant support activities that are designed to help prevent homelessness for individuals. In 2011 service levels dropped due to reduced funding. The projects that provided such services in 2011 include:

- Catholic Community Services Emergency Assistance – 145 individuals served
- Refugee Women's Alliance (ReWA) Emergency Assistance – 72 individuals served
- Kirkland Hopelink Center Emergency Assistance – 2,686 individuals served
- Sno-Valley Hopelink Center Emergency Assistance – 1,104 individuals served
- Redmond Hopelink Center Emergency Assistance – 4,161 individuals served
- Northshore Hopelink Center Emergency Assistance – 3,363 individuals served
- Sky Valley Community Resource Center Emergency Assistance – 67 individuals served

Strategy 1C

Strategy 1C does not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.

Projected Performance

Ensure that consortium homelessness prevention initiatives and programs are consistent with the Ten Year Plan to End Homelessness in King County. There are no performance measures; progress will be reported on in narrative fashion as it occurs.

Actual Performance

The Ten Year Plan to End Homelessness in King County has a strong emphasis on prevention. Specific prevention strategies for the various population groups of homeless people are being developed. King County staff are actively participating in this process, both helping to shape prevention strategies and ensuring the programs King County funds are consistent with the strategies. King County is leading a thorough and inclusive planning process to re-design the system to address family homelessness, based on several principles or "pillars" which include coordinated entry, prevention, rapid rehousing, tailored services and economic development.

The plan was completed in the 2011. In addition, federal American Recovery and Reinvestment Act (ARRA) funds expanded our Housing Stability Program in 2011, adding additional rental assistance and case management to households at risk of homelessness.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Decent Housing
- Outcomes: Affordability

Homelessness Objective 2: Permanent Housing

Support the creation of a range of permanent affordable housing options for homeless households

Strategy 2A

- Provide permanent supportive housing for persons with disabilities through the SPC Program per federal program requirements.
- Provide permanent supportive housing opportunities and service-enriched housing opportunities for the broad population of homeless households through the locally funded Supportive Housing Program, which administers Homeless Housing and Services Funds.
- Support additional programs as opportunities arise.

Short-term Annual Output

Projected Output

1. Provide 529 units of permanent supportive housing through the Shelter Plus Care rental assistance and associated supportive services provided through HUD Shelter Plus Care funding.
2. Provide 250 units of non-time-limited housing with support services and/or service-enriched housing through local Homeless Housing and Services Funds.

Actual Output

1. The SPC used funding for 529 units of permanent supportive housing to house 770 households at a point in time in 2011. Our SPC system works aggressively to use funds that represent the difference between the rent standard and actual rents, in order to house additional persons eligible for the program. In 2011, this is the difference between 529 units and 770 units (241 additional units), which was the average number of units leased at any given point of time during the year.
2. The HCD administered local Homeless Housing and Services Funds to provide 826 homeless households with rental assistance and supportive services in non-time-limited rental housing.

Short-term Outcome

Projected Outcome

A majority of households served remain housed and increase their housing stability.

Actual Outcome

1. In the Shelter Plus Care Program, 99 percent² of households remained permanently housed six months after entering the program.
2. In the locally supported program, 93 percent of households that moved into permanent housing remained in permanent housing for at least one year.

Strategy 2B

Implement rapid re-housing program with HPRP recovery funds to serve homeless households with low to moderate barriers to housing, placing them in permanent housing and providing short to medium term rental assistance and case management.

Annual Output Measures

Projected Output

1. Fifty families with children are to be housed with an appropriate level of temporary rental assistance and housing case management.
2. Forty households without children (singles or couples) are to be housed with an appropriate level of temporary rental assistance and housing case management.

Actual Output:

1. A total of 81 families with children accessed permanent housing in the private rental market in 2011 with the assistance of federal direct funding for a rapid re-housing for families program. This program also received support from United Way of King County and the Gates Foundation.

This program partners with the King County Work Training Program's Career Connections team to provide comprehensive and individualized employment and career-oriented education services to eligible Rapid Re-Housing clients. In 2011, 21 of the 33 eligible King County rapid re-housing client households received services from Career Connections, and several of the households received services for more than one family member.

2. From 2010 to 2011, 37 households without children (singles or couples) accessed private market rental units and received ongoing stabilization services through rapid re-housing funds administered by the State of Washington and contracted to King County HCD.

Short Term Annual Outcome

Projected Outcome

A majority of households served will remain housed and increase their housing stability.

² Calculated from 2011 APRs; only counts those that entered the program 6 months prior to measurement.

Actual Outcome

Of the 81 families housed who were eligible to be measured for this outcome, 92.5 percent maintained permanent housing for at least one year or exited the program to a stable housing situation. In 2011, 29 households without children had retained permanent housing for at least 6 months.

Strategy 2C

Coordinate with public housing funders, community-based organizations, housing organizations and other stakeholders to plan for a range of additional permanent housing units and options that serve very low-income households at 30 percent of AMI and below, and that are targeted to serve homeless households, including bunkhouses, single room occupancy (SRO) units, and units that allow households to "transition in place".

Projected Performance

There are no performance measures; progress will be reported on in narrative fashion as it occurs. Please note, however, Goal 1 has unit goals related to this strategy.

Some of our housing projects will address this strategy, as well as Affordable Housing Goal 1, Objective 1, Strategy 1A.

Actual Performance

The HCD staff work with the regional Homeless Housing Funder's Group on an ongoing and regular basis to coordinate a unified Notice of Funding Availability (NOFA) and common priorities for homeless housing. A variety of homeless housing units were funded through this process in 2011 including SRO units for chronically homeless persons and scattered site units with rental assistance and support services, and semi-private carels to assist street homeless in transitioning to permanent housing. This work group also continues to implement a system to place high utilizers of emergency services and those most vulnerable into housing quickly through a specialized referral system called Client Care Coordination. In addition, implementation began on a new county-wide sytem for families with children experincing homelessness that will provide a centralized and uniform intake process to assess their housing needs and make appropriate referrals to homeless housng resources.

Strategy 2D

Ensure that all initiatives and programs related to permanent supportive housing for the formerly homeless and other forms of permanent housing targeted to homeless households are consistent with the Ten Year Plan to End Homelessness in King County. There are no performance measures; progress will be reported on in narrative fashion as it occurs.

Actual Performance

All permanent housing targeted to homeless households is consistent with the Ten Year Plan to End Homelessness. The Department of Community and Human Services (DCHS) works closely with CEHKC to align planning, initiatives and programs for homeless populations.

Homelessness Objective 3: Homeless Housing Program

Provide programs and services to address the temporary housing needs and other needs of households when homelessness occurs.

Strategy 3A

Allocate funds for emergency shelter and transitional housing programs for operations and maintenance, supportive services and rental assistance.

Short-term Annual Output

Projected Outputs

1. Provide 213,225 unit nights of emergency shelter annually.
2. Provide 130,267 unit nights of transitional housing annually.

Actual Outputs

1. A total of 217,690 unit nights of emergency shelter were provided by programs funded with federal, state and local fund sources, as follows: ESG, CDBG, Regional Affordable Housing Program O&M, and a small amount of current expense funds for emergency winter shelters. Emergency winter shelters are only open October through March. An emergency shelter "unit night" is defined as the provision of emergency housing for an eligible household for a period of up to 24 hours, including one night.
2. A total of 239,850 unit nights of transitional housing were provided by programs funded with federal, state and local funds, as follows: McKinney Supportive Housing, THOR and regional Affordable Housing program O&M.

Note: We collect unit nights, rather than bed nights. For family shelters, a bed night is not a meaningful measure because the number can vary significantly depending on the size of the family. An emergency shelter unit night is defined as the provision of emergency housing for an eligible household for a period of up to 24 hours, including one night, and the household may be a single individual, or it may be a family of two or more.

Short-term Annual Outcome

Projected Outcome

Homeless persons/households are safe and sheltered from the elements for the night.

Actual Outcome

Individuals and households receiving bednights of emergency shelter were safe and sheltered from the elements for the night.

Projected Outcome (for some shelters and all transitional housing)

Increase the housing stability of homeless households by helping them move along the housing continuum into more stable housing.

Indicator One

The number and percentage of individuals and/or households who move from emergency shelter to transitional or permanent housing.

Actual Outcome for Indicator One

A total of 1,448 households exited emergency shelter, with 900 moving to either transitional or permanent housing, for a success rate of 62 percent using this indicator. Note: this outcome does not include data from seasonal winter shelters and mass overnight shelters, where exit data is generally not available.

Indicator Two

The number and percentage of individuals and/or households who move from transitional housing to permanent housing or who successfully “transition in place”.

Actual Outcome for Indicator Two

A total of 751 households exited from transitional housing; of these, 578 moved to permanent housing. This represents a 77 percent success rate using this indicator.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Affordability/Accessibility (for the purpose of creating suitable living environments)

Strategy 3B

Projected Performance

Ensure that all initiatives and programs related to the provision of emergency shelter and transitional housing are consistent with the Ten Year Plan to End Homelessness in King County.

Actual Performance

Staff from King County and other consortium jurisdictions participate in a variety of work groups of the CEHKC to ensure that all shelter and transitional housing activities are consistent with the Ten Year Plan to End Homelessness.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Affordability/Accessibility (for the purpose of creating suitable living environments)

Homeless Objective 4: Regional Planning and Coordination

The consortium will approach homelessness planning and coordination as a regional issue. King County will work with the CEHKC, cities, mainstream systems, the Safe Harbors initiative, housing funders, community agencies, United Way, the private sector including business, and homeless people. The strategies below do not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.

Strategy 4A

Projected Performance

Ensure that all homeless projects and initiatives supported with local, state and federal funds are consistent with the vision, principles and recommendations of the Ten Year Plan to End Homelessness in King County.

Actual Performance

There have been conscious, consistent efforts to ensure that to the extent possible, all homeless projects and initiatives are consistent with the Ten Year Plan to End Homelessness. There is representation from throughout the consortium on the various committees of the CEHKC, from the governing board to task forces and work groups, as well as frequent communication and consultation between CEHKC staff, DCHS and HCD staff, and members of the consortium.

A CEHKC working committee, the Funder's Group, continues to ensure that local private and public funders have a heightened and accountable role in the implementation of the Ten Year Plan to End Homelessness. The HCD staffs the DCHS Department Director on this committee, which has taken a lead role in coordinating work plans and funding streams in order to be most efficient in coordinating resources. In 2011, the planning process and implementation steps for the Ending Family Homeless Initiative were coordinated with the Committee to End Homelessness (CEHKC) and the Ten Year Plan to End Homelessness in King County, and involved a number of CEHKC sub-committees.

Strategy 4B

Projected Performance

The consortium, with King County as the lead, will continue to provide a leadership role in the countywide HUD Homeless Assistance (McKinney) Continuum of Care annual competitive funding round, or its successor.

Actual Performance

A county staff person in HCD continues to lead the McKinney planning process in coordination with staff from the City of Seattle.

Strategy 4C

Projected Performance

The consortium, with King County as the lead, will participate in efforts to improve the efficiency and accountability of the regional homeless service system, particularly through the Homeless Management Information System (HMIS), called Safe Harbors.

Actual Performance

King County HCD staff continue to staff DCHS managers on the Safe Harbors leadership committees, and to participate in efforts to improve the HMIS. The consortium uses Veterans and Human Services Levy funds and federal McKinney funds to help support the Safe Harbors HMIS. In partnership with our consortium cities, King County, the City of Seattle and United Way provide oversight and guidance to the Safe Harbors staff team, which is housed by the City of Seattle. The governance structure for Safe Harbors was revisited in 2011, and changes will be finalized in 2012. For 2011, continued and substantial improvement was made in the amount and accuracy of data reported to Safe Harbors. Sponsoring partners, including King County, are increasingly using HMIS data for contract accountability.

Strategy 4D

Projected Performance

The consortium will work with other systems providing support services for persons at risk of homelessness (for example, the mental health system) to ensure state and/or federal legislative support for coordination of housing and support services.

Actual Performance

The HCD staff continue to represent consortium interests in working with other systems, such as King County Public Health, Mental Health Chemical Abuse and Dependency Services Division (MHCADSD), and King County Veterans Program, to advocate for increased coordination between housing and services fund sources and programs.

Goal Three: Establish and Maintain a Suitable Living Environment and Expand Economic Opportunities for Low and Moderate-Income Persons

The three objectives relate to (1) improving the ability of human services agencies to serve our residents; (2) improving living conditions in low and moderate-income neighborhoods and communities; and (3) expanding economic opportunities for low and moderate-income persons. There is no one overarching outcome for this community and economic development goal. Rather, there are separate outcome measures related to individual strategies within each of the three objectives.

Community/Economic Development Objective 1: Human Services Agencies

Improve the ability of health and human service agencies to serve our low to moderate-income residents effectively and efficiently.

Strategy 1A

Make capital funds available for community facilities in order to improve the capacity of health and human service agencies to provide priority human services to low to moderate-income residents effectively and efficiently.

Short-term Annual Output

Projected Output

An average of three community facility projects completed

Actual Performance

In 2011, four community facility projects were finalized and marked completed in HUDs Integrated Disbursement Information System (IDIS) (see Table 12).

- Mt Si Senior Center beneficiary data was collected and has been reported in 2011 to demonstrate the National Objective was served. Project is now closed.
- Northshore Senior Center beneficiary data was collected and has been reported in 2011 to demonstrate the National Objective was served. Project is now closed.
- Elder and Adult Day Services Bellevue Center Rehab – Phase II (Restrooms). The construction of the restrooms was completed during 2011. The project is complete but will be held open for collection of beneficiary data to demonstrate a national objective is being met. Figures will be reported in the 2012 CAPER.
- Korean Women's Association used CDBG and CDBG-R funds for the construction of tenant improvements for a senior center community facility. The CDBG project is complete but will be held open pending the collection of beneficiary data and will be reported in the by the end of 2012 CAPER.

There is one facility project underway during 2011 that will be completed or resolved prior to the next CAPER report.

Sno-Valley Senior Center Renovation – The agency has secured an architecture firm to design and procured a contractor for the installation of a second story and divide the newly created area into five new program rooms. This is the first of two phases of the Senior Center's master plan for facility improvements. Construction was underway in late 2011. Subsequent funding was awarded for 2012 program year funds to complete exterior residing of the facility.

The following projects were cancelled and funds recaptured and awarded to contingency projects.

- Des Moines Senior Center Lighting - CDBG funds were to be used to install an updated energy efficient lighting system in the senior center, however, the City received other grant funds for the project and timing for implementation of the project moved it forward prior to the availability of the CDBG funds.
- Emergency Feeding Program Facility Acquisition – The agency was unsuccessful in locating an appropriate site for its permanent operating facility to prepare food packages to provide to hungry, low income and homeless residents in crisis through a

network of more than 130 faith communities, schools, food banks, health clinics and social service agencies. The City of Federal Way recaptured the funds and held them for reallocation in its 2012 funding process through its own entitlement program.

- South King County Activities Council (SKCAC) Community Facility Improvements – SKCAC Industries had intended to use CDBG funds building upgrades that would allow the agency to expand job training capacity and improve safety and security of the facility. Due to the Green River drainage basin being remapped as a floodway by the Federal Emergency Management Agency (FEMA), it is unlikely the project can move forward.

Additional details relating to these project activities can be found in the public facilities section of the Project Activity Performance Report in Attachment D.

These activities address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Accessibility for the purpose of creating suitable living environments

Short-term Annual Outcome

Projected Outcome

Human service facility providers will be able to:

- Increase the amount or type of services they provide, or
- Increase the number of people they serve, or
- Increase the quality and/or accessibility (of the building, as well as the geographic location) of service provision.

Actual Outcome/Completed Projects

1. Elder and Adult Day Services Bellevue Center Rehab – Phase II (Restrooms). The center now has the ability to provide safe, clean and accessible restrooms for its clients.
2. Korean Women's Association now has a community facility in Federal Way that is able to provide a central place for service delivery to its clients at a location that accessible and easy to access.

New Activities

In the 2011 funding round, \$380,500 in 2012 CDBG funds were awarded for community facility activities:

- North/East Sub-region: Sno-Valley Senior Center received additional CDBG funds for another phase of the master-plan rehabilitation which involves the re-siding of the exterior of its senior facility.
- South Sub-region: City of Burien will use CDBG funds to address a deteriorated roof that was not addressed in its recent facility rehabilitation due to lack of sufficient funding. Elder and Adult Day Services (EADS) was awarded funds to remodel its Des Moines facility.

The 3 phase rehabilitation plan consists of: (1) Installing new ADA (Barrier Free) shower room; (2) Paving a new exterior walkway for ADA compliance; (3) Installing new interior flooring for a slip- resistant surface.

- Shoreline Joint Agreement City: CDBG funds are slated to go toward the acquisition and/or rehabilitation of property to be used for a facility that would deliver services for persons dealing with traumatic brain injuries.

These activities are a few of those accomplished or are targeted to address the following objective in the CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Accessibility for the purpose of creating suitable living environments

Strategy 1B

The consortium will allocate funds for priority human services for emergency shelter and related services and emergency needs, such as food, funds to avoid utility shutoff, transportation, eviction prevention and other emergency needs; as well as other priority service needs identified by the Joint Agreement Cities.

Short-term Annual Output

Projected Output

An average of 50,000 unduplicated persons served.

Actual Output

The consortium served a total of 49,484 persons (See Table 10, page 90) throughout the year with the following types of emergency related service activities.

In 2011, the consortium funded the following:

- Provided distribution of food products to food banks through a food bank coalition located within the consortium – Des Moines Area Food Bank Emergency Assistance
- Provided low-income households with homelessness prevention assistance and emergency assistance through funds for such things as utility assistance, rent assistance, other emergency funding needs, and transportation; projects detailed in Goal Two: End Homelessness, Objective 1 – Support programs that help prevent homelessness.

In 2011, Federal Way funded the following:

- Provided emergency services for residents of Federal Way with the Community Health Centers of King County and Multi-Service Center Food Bank
- Provided services for special needs elderly and disabled residents
- Provided services for low-income families with children in Federal Way with Big Brothers Big Sisters of King County and the Institute for Family Development.

In 2011, Renton funded the following:

- Provided in home counseling, skill building and support services to high risk children and their families
- Provided motel vouchers and emergency assistance vouchers during severe weather for gas, utility bills, or prescription medication for City of Renton residents.

In 2011, Shoreline funded the following:

- Provided social, recreational, nutritional, health, legal, educational and counseling services to seniors
- Other services, including meals on wheels, congregate nutrition, senior rights assistance, information and advocacy, and in-home assistance.

These activities address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living
- Outcomes: Affordability /Accessibility for the purpose of creating suitable living environments.

Community/Economic Development Objective 2: Low and Moderate-Income Communities

Improve the living environment in low and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and the Countywide Planning Policies.

Strategy 2A

Make CDBG capital funds available for high priority public improvement needs such as public infrastructure, water, sewer, sidewalks, etc., park facility needs and accessibility improvements, in a range of low to moderate-income areas of the consortium.

Short-term Annual Output

Projected Output

An average of three public infrastructure/park facilities projects will be completed annually.

Actual Output

In 2011, four public infrastructure projects were completed and closed (see Table 11), as follows:

Completed Projects

- Black Diamond Morgan Street Sidewalks – construction of new sidewalks, curbs and storm drainage along Morgan Street Morganville neighborhood and the city's old town to complete elementary school walking route. Project involved right of way acquisition and design. Construction is complete.

- Des Moines 216th Street Sidewalks Environmental and Design. Funds were used for engineering and design of curb, gutter and sidewalks on both sides of S 216th Street between 11th Ave. S. and Marine View Drive. The design included a two-way left turn lane at 11th Ave. S. and the addition of bike lanes and planters where feasible. The service area includes 600 residents of the Wesley Retirement Facilities. Construction of the project is complete but labor compliance remains open. With the construction complete the national objective is now being met and the environmental/design phase of the project can be closed and has been marked completed in HUD's IDIS system.
- Shoreline completed another leg of its sidewalk program addressing the removal of architectural barriers from existing curbs, sidewalks and pads at bus stops within the city for increased accessibility for persons with disabilities.
- Skykomish Wastewater Facilities Project - Funds were used for new sewer collection and conveyance infrastructure for the residential area of the Town of Skykomish. Project has been completed and is now marked closed in HUD's IDIS system.

The following 11 project activities are underway.

2009 Funded Projects

- Burien Hazel Valley Sidewalks - Funds are being used for construction of 1,700 feet of six-foot-wide sidewalk located on the north side of SW 132nd St between Ambaum Blvd SW and 5th Ave SW, adjacent to Hazel Valley Elementary School in Burien. 51.5% Low/Mod. Project was bid in fall 2011 but the bids came in too high. The City is re-evaluating bid specs as well as timing of bid advertisement in an effort to secure a more favorable bid response.
- Des Moines 216th Street Sidewalk Construction - funds are being used for the construction of curb, gutter and sidewalks on both sides of S. 216th Street between 11th Ave South and Marine View Drive in Des Moines. Construction is complete and labor compliance is currently being reviewed. Project will close in 2012.

2010 Funded Projects

- Baring Water Association New Well & Improvements – construction of a new replacement well, waterlines, and a new snow shed for reservoir tanks to serve a small low to moderate income community in East King County. Design is completed. Project was bid for construction in late 2011 with no formal bids being submitted. A rebid is slated for Spring 2012.
- King County Department of Transportation, Roads Services Division is implementing the White Center Sidewalks along 17th Avenue SW – construction of 1,300 feet of cement concrete curbing, gutters and sidewalks in a targeted low and moderate-income area. Design was completed in 2011 but bids for construction came in too high and plans are to readvertise in early 2012.
- Park Project - King County Department of Natural Resources; Land and Water Resources Division is implementing the Steve Cox Memorial Park Rehab by addressing the park's tennis courts which are cracked, unsafe playing surfaces. Funds also address fencing. Initial phase of project is complete but final surface and painting is delayed to 2012 due to weather conditions.

2011 Funded Projects

- City of Duvall will replace approximately 1,640 linear feet of undersized 4" asbestos cement pipe and construct a new 8" ductile iron water main with fire hydrants, services and other appurtenances on NE Stella Street. Environmental review has been completed; design is underway with construction slated during 2012.
- Snoqualmie Grove street light project that addresses safety and tripping hazards for a sub-area of a larger sub-division that is dedicated to affordable housing units. Environmental review has been completed. Design is underway for spring 2012 construction bid.
- Valley View Sewer District will be extending safe and reliable public sewer service along 10th Avenue South in Burien to 24 households by construction of approximately 730 linear feet of sewer mains and connection to existing sewers downstream of the project area, and to pay for King County Wastewater Treatment Division capacity charges and District general facilities charges. New sewer lines will be constructed in trenches approximately 8-10 feet deep and 4 feet wide, with pit run and gravel replacing the top four feet of soil, which will be removed and disposed of properly.
- King County Roads Services Division of Department of Transportation will complete sidewalk design and construction for Renton Avenue South to address pedestrian safety and neighborhood revitalization. Environmental review is complete. Design is complete. Bids for construction came in too high and plans are to readvertise in early 2012.

Parks

- Burien Puget Sound Park will address unsafe play structures, picnic tables and ADA ramp accessibility. Environmental review is complete. Design underway.
- SeaTac Neighborhood Skate Park is targeted to be completed for small children learning the sport of skateboarding. Environmental review is complete. Design underway.

New Activities Awarded 2012 CDBG Funds

In the Fall of 2011, \$395,614 of 2012 CDBG funds were awarded for the following public infrastructure and park project activities:

- N/E Sub-region – City of Duvall received additional funding for replace approximately 1,640 linear feet of undersized 4" asbestos cement pipe and construct a new 8" ductile iron water main with fire hydrants, services and other appurtenances. City of Duvall will also use funds to complete design and construction to remove identified existing curb and walkway barriers and replace with ADA curb ramps with truncated domes. Where feasible, curb bulb outs will be constructed to reduce crossing distance in the roadway.
- South Sub-region – Black Diamond 5th Ave Water Main Replacement - funds will replace 4-inch asbestos water main with an 8-inch ductile iron water main, along with two outdated fire hydrants. The King County Department of Natural Resources and Parks was awarded funds for the North Shorewood Park Play Structure.

Greenbridge Section 108 Loan

The consortium is making annual payments for the Greenbridge Section 108 Loan. The infrastructure portion of the Greenbridge project in White Center has been completed and large sections of the multi-family rental housing have been built and occupied. For additional information about the Greenbridge project and the White Center neighborhood where the project is located, see the discussion below on the White Center Neighborhood Revitalization Strategy Area (NRSA).

These activities address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Suitable Living Environment
- Outcomes: Affordability for the purpose of creating suitable living environments

Strategy 2B

Revitalize deteriorated areas with high rates of poverty in the consortium.

King County has developed a NRSA for the White Center neighborhood in unincorporated King County, which has the highest poverty rate in the county. The White Center NRSA is appended to the Consolidated Plan as Appendix L.

The consortium may explore whether there are other high poverty areas that may benefit from a NRSA and whether there are human services needs that are specific to NRSA neighborhoods.

Consortium cities will lead the process of exploring whether there are any areas within their jurisdiction that may benefit from a NRSA.

Outcomes will be determined independently for each NRSA developed. Outcomes may include increases in property values, safer streets, less crime, etc.

Short-term Outcomes – White Center NRSA 2010 Benchmarks

The Neighborhood Revitalization Strategy for White Center, which was adopted in late 2008, was updated and finalized to meet HUD's requirements, and incorporated as part of the 2010 to 2012 Consolidated Plan. Among outcomes achieved through 2011, are the following:

- King County worked with community partners to create safe walking spaces that connect residents with transit and businesses, and will improve the economic development of the neighborhood. On July 20, 2009, the King County Roads Division began construction on a safe and attractive pedestrian corridor along SW 98th Street. Project funding consists of \$700,000 from King County supplemented with \$1,342,000 from the ARRA of 2009. Soon to be completed, the project will provide direct access to the White Center Business District for the residents of the Greenbridge HOPE VI housing community. This access point is providing a 15-foot wide stairway along with 12-foot wide, 640-foot long ADA compliant ramps reaching on each side of the stairway. Artwork is incorporated in the project design through landscaping plantings and sculpting the earth between and around the stairway and ramps.
- Construction of White Center Square was completed, and the new 26,000 square foot retail development on the largest vacant parcel in downtown White Center opened in November 2010. The HUD approved a \$6.25 million Section 108 loan for funding this \$11 million

project in 2009. The project will significantly contribute to the redevelopment of the downtown area, provide new services to White Center's large low-income population, and will create about 60 new jobs.

- Earlier efforts to create a transit center near the U.S. Bank site in White Center have not been successful, partly because negotiations for park and ride stalls on the site broke down, but mainly because of severe cutbacks in funding for transit services.
- At the new Greenbridge development (Phase I of the HOPE VI redevelopment of Park Lake homes), colorful, new, energy-efficient rental homes have replaced the barracks-style duplexes that formerly dotted the 95-acre site. Greenbridge is a new mixed-income master planned community that will ultimately consist of 1,000 homes for approximately 3,500 people. The KCHA has leased up all of the planned 448 rental units, which include an 82 unit building known as Nia Senior Apartments which provides housing for senior and disabled households. The last rental units were occupied in the summer of 2011. A community center has been renovated and a new YWCA Learning Center, a new King County library, and retail/commercial space have been constructed.
- Work is underway on Seola Gardens (Phase II of the HOPE VI redevelopment of Park Lake Homes), which will provide 177 affordable new rental units. Another 107 homes will be offered for sale to the public. In 2009, KCHA relocated all Park Lake II households and completed demolition and abatement of 165 public housing units. The first 25 rental homes were occupied the fall of 2011. All rental housing will be completed by 2013. See the KCHA section of the CAPER for details on the progress of this project.
- In 2010, The King County Jobs Initiative (KCJI) began serving only those exiting the criminal justice system regardless of their place of residence. Consequently, a focus on White Center residents has decreased. KCJI services include recruitment, skill assessment, case management, enrollment into vocational training, job placement and retention, and support services. During 2010, KCJI served 19 White Center residents; 15 of those White Center residents completed sector training and 12 were placed into jobs. To date seven of those participants have achieved a one year retention status. The average starting wages for all KCJI clients placed in 2010 were \$18.33 an hour. The KCJI continues to work with clients not employed in 2010 by rolling them over to the 2011 program year to ensure participants continue to receive services and employment search support. There were three new participants from White Center in 2011. KCJI is one of several employment and training programs that has funds to pay for employment and training services.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Economic Opportunity
- Outcomes: Sustainability

Community/Economic Development Objective 3: Economic Opportunities

Expand economic opportunities for low to moderate-income persons.

This objective will be carried out pursuant to the following principles:

- The strategies of this objective will be carried out in a manner that is consistent with the economic development vision contained in the updated countywide planning policies

- Assistance to for-profit businesses will be provided in a manner that maximizes public benefits, minimizes public costs, minimizes direct financial assistance to the business and provides fair opportunities for all eligible businesses to participate.

Strategy 3A

Provide CDBG loans and loan guarantees to assist small and/or economically disadvantaged businesses that are located in predominantly low to moderate-income communities and are providing services predominantly to those communities, or that are creating or retaining jobs for low to moderate-income persons, or that are combating blight.

Outputs and Outcomes

This strategy does not have annual goals, and will be reported by narrative in the CAPER as opportunities arise.

Actual Outputs

Four funded microenterprise programs provided a total of 353 low-to moderate-income individuals with technical assistance to retain and grow a small business or to start a new small business.

- A total of 154 low-to moderate-income individuals were served with comprehensive microenterprise development activities designed to build small business success and address the economic needs of low-income families in the south sub-region of King County (specifically Burien, Renton, Skyway and SeaTac) through a sub-recipient contract with Washington Community Alliance for Self-Help (CASH).
- A total of 31 low-to moderate-income individuals received technical assistance through Highline Community College. Federal Way provided funds to Highline Community College for counseling that included financial planning, marketing strategies, production and organization issues or other services needed for small business development and to expand economic/employment opportunities for low to moderate-income residents of Federal Way.
- A total of 63 low-to moderate-income individuals received technical assistance through Highline Community College StartZone program. Federal Way provided funds to Highline Community College for counseling that included financial planning, marketing strategies, production and organization issues or other services needed for small business development and to expand economic/employment opportunities for low to moderate-income residents of Federal Way.
- A total of 105 low-to moderate-income individuals received technical assistance in starting or growing a microenterprise in the South Sub-Region Cities by: 1) Providing intensive, and stage-appropriate operations training and technical assistance to improve business management and decision-making capabilities; 2) Delivering "Microenterprise ESL" language modules to improve initial business feasibility assessments. Areas served were Burien, Covington, Des Moines, Enumclaw, SeaTac, Tukwila and unincorporated south sub-region of King County.

These activities are a few of those accomplished that address the following objective in HUD's CPD Outcome Performance Measurement System:

- Objective: Economic Opportunity

- Outcomes: Sustainability

New Activities Awarded 2012 CDBG Funds

In the Fall of 2011, \$172,500 of 2012 CDBG funds were awarded to the following microenterprise activities to assist small business owners:

- King County Consortium funded Washington CASH Community Based Business Training Program, which will provide comprehensive microenterprise development activities designed to build small business success and increase the assets of low-income immigrants and their families, with emphasis on the Latino community in South King County region.
- Highline Community College StartZone Microenterprise Development Program will serve low to moderate-income individuals starting or growing a microenterprise business in the South Sub-Region Cities. The program does the following: (1) Provides intensive and appropriate operations training and technical assistance to improve business management and decision-making capabilities; (2) Delivers "Microenterprise ESL" language modules to improve initial business feasibility assessments.

Strategy 4

The Consortium will implement projects funded with American Reinvestment and Recovery Act (ARRA) CDBG-R funds to promote improved infrastructure, energy conservation, smart growth, green building technologies, affordable housing and/or reduced pollution emissions; and provide full- and part-time jobs, including permanent, construction and temporary jobs.

The following CDBG-R activities address:

- Objective: Suitable Living
- Outcomes: Accessibility for the purpose of creating suitable living environments

Actual Outcome

- 1) Through 2011, CDBG-R funds assisted ten projects throughout the King County Consortium that promote energy conservation, smart growth, affordable housing, green building technologies and/or reduced pollution emissions; and provide full and part-time jobs. Activities implemented are:

- St. Margaret's Andrews Glen – acquisition of property for affordable housing was completed in the first quarter of 2010 with employment of an administrative/project management position to oversee required documentation.
- Des Moines 216th Street Sidewalks is underway; has provided flagging positions for 12 employees (4.10 full time employment [FTE]) to date – the project is 90 percent complete.
- Federal Way Street lights have been installed and the construction is complete. The project has provided 19 persons with work (2.67 FTE), as well as energy efficient lighting and enhancement to a community impacted by economic downturn.
- The Housing Repair Weatherization program has provided employment for four people (.26 FTE) addressing four units with weatherization. The project provides investment needed to increase economic efficiency and addresses a funding gap for the 50-80 percent AMI population.

- The Housing Stability Program is complete and prevented eviction/homelessness and stabilized households; 139 persons were served in 2010 and one employee was provided with a .5 FTE job.
- Korean Women's Association held an RFP for construction for a CDBG-R funded construction contract of a green built community center for senior citizens; the project will employ five to six temporary FTE construction trade positions.
- Northshore Senior Center had masonry construction work performed replacing curbs; provided nine persons with employment and addressed unsafe tripping hazards posed at a Senior Center; the project is 100 percent complete.
- City of Renton replaced existing lighting fixtures with energy efficient lighting through the Renton Traffic/Pedestrian Signal project. The city completed 87 intersections, providing 5 employees with work and fostering energy independence within the city infrastructure.
- Shoreline Curb Ramp Program project is 100 percent complete and provided employment for 18 people; has resulted in increased accessibility to goods, services, and transportation for nearly 4,000 senior or disabled persons in the community.
- Skykomish Wastewater Treatment project – will retain seven jobs for final phase of construction of a wastewater facility project that will provide environmental protection and long term benefits for residents of Skykomish.

2) Administration of ARRA CDBG-R program activities provided continued employment for four employees from participating grant jurisdictions.

III. Public Housing and Resident Initiatives

King County Housing Authority

The King County Consortium and KCHA continue to strengthen their partnership as they work together in addressing the county's housing needs. Building on its past performance as one of the strongest housing authorities in the nation, KCHA's Public Housing Program and Housing Choice Voucher (Section 8) Program continue to perform at the highest level while KCHA's bond and tax credit properties continue to expand in number in order to meet the housing needs of King County's working families.

The KCHA is an independent municipal corporation established under Washington State Law. The housing authority continues to play a vital role in assisting local government in rising to the challenge of developing housing and settlement patterns that are sustainable over the long term while protecting the environment and quality of life in this region. In addition to providing decent affordable housing to the county's elderly, disabled, and poorest households, KCHA continues to both shape and assist private market efforts to expand the stock of affordable "workforce" housing.

Overview

Since its establishment in 1939, the KCHA has played a key role in providing affordable housing options for the residents of the Puget Sound region. Serving those with the greatest need is its primary mission and its programs ensure that diverse populations – homeless families, elderly and disabled households, immigrants and refugees, the working poor – all benefit from KCHA's programs. Nationally recognized for its innovative programs, KCHA has consistently achieved designation as a HUD "High Performer" under evaluations of its Public Housing and Section 8 Housing Choice Voucher programs.

KCHA owns and manages nearly 3,500 units of federally subsidized housing for families, the elderly and people living with disabilities and 4,500 units of "workforce" housing, financed through tax credits and/or tax-exempt bonds. Many seniors are assisted through the 430 units of manufactured housing owned by KCHA, and an additional 8,200 households are assisted through the Housing Choice Voucher (Section 8) Program, which subsidizes families to rent housing on the private market. In partnership with local service agencies, KCHA provides about 130 units of emergency and transitional housing for homeless families and people with special needs. KCHA delivers housing repair project management assistance (through contract with King County) and weatherization services to private low-income home owners, mobile home owners, and landlords who rent to income-eligible tenants living in King County. KCHA also provides tax-exempt financing to other affordable housing developers.

Moving to Work

In 2003, seeking a long-term solution to ongoing reductions in support for federal housing programs, KCHA entered the HUD's Moving to Work (MTW) demonstration program. One of fewer than 3535 high-performing agencies selected for the program, MTW participation provides KCHA a unique opportunity to break away from overly restrictive federal housing program rules and constraints in favor of new approaches to delivering affordable housing in our local communities. As an MTW agency, KCHA's Public Housing Operating, Capital and Section 8 program resources are combined in a single block grant with funding flexibility. KCHA may use the MTW block grant to fund a wide array of affordable housing initiatives. These initiatives include, but are not limited to, general operation of the Public Housing or Section 8 Housing Choice Voucher programs, capital improvements, site acquisition and development, case management and supportive services and other approaches to the provision of housing services to low income households. Funding by the MTW block grant is not subject to most regulations in Sections 8 and 9 of the U.S. Housing Act of 1937. In early 2009, KCHA executed a revised MTW Contract with HUD, which secures KCHA's participation in the MTW program through 2018.

Birch Creek Redevelopment (formerly Springwood)

In 2008, KCHA began a major renovation of the Springwood Apartments in Kent. KCHA entered into a financing transaction that transferred the property from public housing to project-based Section 8 utilizing the Low Income Housing Tax Credit Program. This shift provided KCHA with the funding necessary to redevelop the now 262-unit property, which has been renamed Birch Creek Apartments. In 2009, over 200 newly renovated units were made available for occupation and in 2010 the renovation was fully complete.

Americans with Disability Act Renovations

In 2009, KCHA began the renovation of 70 units to be fully ADA compliant. Units will be upgraded to include accessible routes of entry, accessible bathroom fixtures, roll-in shower stalls, lowered cabinets, front control appliances, wheelchair accessible doors, grab bars, proper height light switches and thermostat controls, lever control faucets, and lever handle hardware. Moreover, some units will receive additional features for those who are hearing or sight impaired, including alarm systems. By the end of 2011, 60 units were completed and the entire project is anticipated to be finished in the fall of 2012.

Community Facility Upgrades

In 2010, planning and design activities began for community building improvements at Valli Kee, Burndale Homes, Eastside Terrace, Spiritwood Manor, Hidden Village and Firwood Circle. A HUD funded grant was secured to renovate three of the community facilities in 2011, and construction was completed at the Eastside Terrace community facility in December, 2011. Construction

commenced at Burndale Homes, Firwood Circle, and Valli Kee in December 2011, and these facilities are projected to be completed in the Fall of 2012. The Spiritwood Manor and Hidden Village community facility construction is planned to start in the spring of 2012 with a projected completion of December 2012.

New Acquisitions

In 2011, KCHA acquired Island Crest (30 units, Mercer Island), Kirkland Place (9 units, Kirkland), and the Meadowbrook apartments (115 workforce units, Shoreline).

Seola Gardens (formerly Park Lake II)

The KCHA's newest HOPE VI community, Seola Gardens will transform a site of severely deteriorated, 46-year-old public housing that was built when KCHA demolished World War II defense worker housing and constructed Park Lake II. New parks, pea patch gardens, a trail system, inspiring art pieces, and a variety of affordable housing choices will punctuate this revitalized community. Former residents will have the chance to return to 177 attractive new rental units; another 107 homes will be offered for sale to the public. In 2009, KCHA relocated all Park Lake II households and completed demolition and abatement of 165 public housing units. The first 25 rental homes were occupied in the fall of 2011. All rental housing will be completed by 2013.

Greenbridge (formerly Park Lake I)

Greenbridge is KCHA's first HOPE VI community located in White Center. Four hundred and seventy-two households, approximately 250 of whom are former residents of the '40s era public housing development known as Park Lake Homes, have moved into the new Greenbridge community. Colorful, new, energy-efficient rental homes have replaced the barracks-style duplexes that formerly dotted the 95-acre site. Greenbridge is a new mixed-income master planned community that will ultimately consist of approximately 1,000 homes for 3,500 people. In 2011, KCHA has occupied all the planned 472 rental units, which include an 82 unit building housing senior and disabled households. The last rental units were occupied in the summer of 2011.

Section 8 Housing Vouchers

Section 8 housing vouchers are one of the major federal programs intended to bridge the gap between the cost of housing and the incomes of low wage earners and people on limited fixed incomes. The Section 8 Voucher Program provides flexibility and options by issuing vouchers to eligible households to help them pay rent in privately-owned apartments of the households' choosing. In 2011, KCHA submitted funding requests and was successfully awarded an additional 48 vouchers to assist homeless veterans and their families. KCHA was also awarded 24 vouchers through the Family Unification Program, which enables children to reunite with their families from foster care or avoid foster care placement altogether. KCHA administers a total of 8,176 HUD-authorized vouchers.

Resident Opportunities Plan

To ensure a strong system of support, in Fiscal Year 2008, KCHA and its service provider partners in the community began a comprehensive analysis of resident needs and existing programs to determine how to best match residents with available resources. The assessment helped shape the framework of the new Resident Opportunity Plan (ROP), a combination of strategies for increasing the economic independence of Public Housing and Section 8 households and improving graduation rates from federally assisted housing. The ROP commenced in 2009. To date, 50 households have enrolled in the ROP program, and four households have successfully graduated from the program and moved off federally assisted housing subsidy.

Weatherization/Home Repair

The KCHA's weatherization program, which is free to qualified low-income homeowners and renters, provides energy conservation measures and indoor air quality improvements for single-family, multifamily and mobile homes. Typical improvements include insulation and air sealing, heating system repairs or replacement, energy efficient refrigerators, lighting, and installation of fans for moisture control and air quality. Most weatherization improvements are grant-funded, requiring no building owner contributions. In 2011, KCHA completed weatherization improvements for 1,925 King County households.

IV. Resources Made Available

From January through December 2011, the King County Consortium utilized a combination of federal and non-federal funds to further the goals and objectives in the Consolidated Plan. The King County Consortium administered over \$28,014,848 million in local and federal housing and community development funds in 2011 making them available to the community through competitive processes, of which \$12,200,368 was made available through federal HUD formula grants or entitlements.. In 2011, these HUD formula funds benefited 198,525 persons and 1,167 households, through housing development activities, housing repair programs, public services, facilities, public improvements, and economic development.

For the CAPER, King County HCD collects resource information from other public and private funding sources that were available to agencies and jurisdictions serving Consortium residents in 2011. The total amount of resources used in the consortium for housing and homeless activities is shown in Table 2 below, and the total amount of resources for non-housing activities is shown in Table 3 below.

Formula Grant Programs

Table 1 below shows resources made available and expended for CDBG, HOME, and ESG. Funds expended do not equal funds made available because some projects are "in the pipeline" and will not be completed for another year.

Table 1: HUD Formula Grant Programs: Funds Available and Expended 2011			
Grant Program		Funds Available as Stated in 2011 Action Plan	\$ Expended in 2011 (includes expenditures for 2011 projects as well as projects funded with prior years funding)
CDBG	Entitlement	\$5,430,712	\$4,313,009
	Program Income*	\$ 339,798	\$ 353,847
	Recaptured & Reallocated	\$ 970,283	\$ 970,283
	Subtotal	\$6,740,793	\$5,637,139
HOME	Entitlement	\$3,913,643	\$7,061,574
	Program Income**	\$ 114,586	\$ 98,648
	Subtotal	\$4,028,229	\$7,160,222

Table 1: HUD Formula Grant Programs: Funds Available and Expended 2011

Grant Program		Funds Available as Stated in 2011 Action Plan	\$ Expended in 2011 (includes expenditures for 2011 projects as well as projects funded with prior years funding)
ESG	Entitlement	\$ 197,730	\$ 197,731
	Recaptured Funds	\$ 0	
	Subtotal	\$ 197,730	\$ 197,731
	TOTAL	\$12,200,368	\$12,995,092
<p>*Program income is projected at the time the Action Plan is published; total collections in 2011 were higher than projected, thus total expenditures may be higher than the funds available in the Action Plan.</p> <p>**Note that \$9,865 of program income in the expenditure column is dedicated to and held locally for Administrative Expenses for the HOME program.</p>			

Other Public and Private Resources for Housing Activities

In the areas of both housing and community development, the federal funds available from HOME, CDBG, and ESG were complemented by and helped leverage a broad range of other public and private resources.

Housing Assistance

We identified over \$300 million in total funds made available in the King County Consortium in 2011 for housing-related activities, not including most private sector contributions. The majority of this is federal dollars going into the support of public housing and Section 8 rental assistance offered through the KCHA and the Renton Housing Authority. Of the remainder, over \$6 million was federal formula grant funding through HOME, CDBG, and ESG.

Most of the rest was state and local dollars. Activities included new construction, acquisition and rehabilitation, home repair, capacity building, pre-development costs, rental assistance, support for housing operations, homelessness prevention, emergency shelters, transitional housing and other homeless programs.

Table 2: Other Public and Private Resources for Housing Activities		
Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
Local Government Resources		
Regional Affordable Housing Program Funds (RAHP) – revenue generated by SHB 2060 document recording fee for allocation by King County HCD according to an Interlocal Agreement (capital)	\$2,168,493	Allocated funds to six projects in the consortium
King County Veterans Levy Funds (capital)	\$600,000	Allocated funds as amendments to four projects serving homeless veterans in Bellevue Seattle,
King County Human Services Levy Funds (capital)	\$650,000	Allocated funds to three projects serving homeless families and individuals in Bellevue, Seattle, and Auburn
King County Homeless Housing Funds (2331)- revenue generated through document recording fees (capital)	\$1,990,701	Allocated funds to four projects serving homeless households in Bellevue, Auburn, Des Moines, and Tukwila.
East King County suburban cities who are members of ARCH (general funds and other non-federal funds)	\$1,190,367	*For two projects located in cities in Bellevue and Kirkland.
King County Veterans Levy Funds (Other housing/homeless)	\$973,800	Funds employment services and outreach to homeless people in South King County.
King County Human Services Levy Funds (Other housing/homeless)	\$671,688	Funds employment services, outreach to homeless people in South King County and
King County Veterans Levy Funds (services and operating support)	\$300,000	Allocated funds to four projects serving homeless veterans in Seattle and East King County. Funds are used for services and rental assistance in permanent housing.
King County Human Services Levy Funds (services and operating support)	\$700,000	Allocated funds to two projects serving homeless persons with multiple barriers in Seattle and East King County. Funds are used for services and rental assistance in permanent housing.
Homeless Housing and Services Funds – document recording fee revenue for homeless housing (SHB 2163, 1359 and 2331)	\$5,600,000	Allocated funds 13 projects serving homeless persons countywide. Funds are used for services, operating support and rental assistance in permanent housing.
King County Children and Family Services Fund (formerly King County Current Expense fund)	\$269,431	Supported emergency housing services, transitional housing operations, homeless
Regional Affordable Housing Program Funds (RAHP) (operating support)	\$700,000	Supported 26 transitional housing and emergency shelter programs throughout King
SUBTOTAL – Local Funds	\$15,814,480	

Table 2: Other Public and Private Resources for Housing Activities (continued)

Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
State Resources		
Washington State – Housing Assistance Program/Trust Fund	\$2,500,000	Allocations made for five projects in the consortium
Washington State Transitional Housing, Operating & Rental Assistance Program	\$1,607,332	Supported 25 programs with funds for rental assistance, transitional facility operating support and case management for homeless
Washington State Funds for homelessness programs in King County, including Emergency Shelter Assistance Program and Emergency Housing Assistance Program/ Families with Children Funds	\$1,377,374	Supports approximately 60 programs throughout Seattle and King County
Housing and Essential Needs	\$454,519	New state program administered by King County provides rental/utility assistance and basic needs to eligible state medical care services – enrolled clients countywide
SUBTOTAL – State Funds	\$5,939,225	
Federal Resources		
Emergency Shelter Grant Program	\$197,730	Allocations made to 6 emergency shelters
CDBG Program Housing Related Allocations	\$430,497	Allocations made for shelters, homelessness prevention, housing repair and housing development
HOME Investment Partnerships Program	\$3,913,643	Allocations for three rental housing development projects and one homeownership project.
SUBTOTAL - Federal Formula Funds (ESG, CDBG, HOME)	\$4,541,870	
Washington State Housing Finance Commission: American Recovery and Reinvestment Act - \$24,474,843 Tax Exempt Bonds - \$5,888,710	\$5,888,710	Allocations made for tax credit projects (64 units) and two tax exempt bond projects (79 units)
KCHA Tax Exempt bonds	\$9,500,000	One new bond issued for 2011, and \$35,800,000 in renewed lines of credit.
HUD Supportive Housing Programs	\$651,639	HUD grant program administered by King County provides operating and service support for 64 units for homeless households countywide
HUD Shelter Plus Care (annual amount)	\$6,397,344	HUD grant program administered by King County provides rental assistance for over 520 units for homeless disabled households countywide
Total Federal Resources for Public Housing and Section 8		Ongoing support of public housing and Section 8 tenant-based and project-based assistance
King County Housing Authority	\$124,851,399	
Renton Housing Authority	\$5,444,563	
Muckleshoot Tribal Housing Authority	\$981,746	
SUBTOTAL – Other Federal Funds	\$153,715,401	

Table 2: Other Public and Private Resources for Housing Activities (continued)		
Private Resources		
Source	Amount	Projects Supported (There may be duplication since most projects have multiple fund sources.)
Gates Foundation Family Homelessness Initiative	\$840,000	Family Homeless Initiative Planning Implementation and Families Rapid Re-housing Contribution
Building Changes - Systems Initiative Grant (SIG)	\$1,880,000	Family Homelessness Initiative Implementation: \$1.5 million-Coordinated entry and assessment \$200,000-Families Rapid Re-housing/diversion program \$100,000- Prevention program collaboration with Early Childhood Education and Assistance Program \$80,000-Career Connections employment training
United Way of King County	\$6,250,000	Includes City of Seattle: \$2.95 million – general homelessness, survival services, food, shelter, housing \$1.86 million – Healthcare related to homelessness; \$1.44 – Campaign to end chronic homelessness – services for long term homeless people and other related funding
SUBTOTAL – Private Funds	\$ 8,970,000	
Total ESG/CDBG//HOME	\$4,541,870	
Total All Other Funds:	\$184,439,106	
GRAND TOTAL:	\$ 188,980,976	

Community and Economic Development Resources for Non-Housing Activities

Community Development

In 2011, a total of \$6,740,793 in formula grant funding from CDBG was made available in the King County Consortium. Of that amount, \$2,069,083 was for non-housing community development projects. Approximately \$5,661,424 was leveraged from other federal, state, local, private and other sources. Table 3 lists the resources and amounts funded for non-housing community development projects by activity type which were completed in 2011.

Table 3: Community/Economic Development Resources for Completed Public (Human) Services, Community Facilities and Public Infrastructure and Parks, 2011

Source	Leveraged Resources	King County Consortium CDBG
Public (Human) Services		
King County Consortium CDBG		\$862,301
Other Federal	\$ 248,191	
State/Local	\$1,168,552	
Private	\$ 231,124	
Other	\$ 120,244	
TOTAL	\$1,768,116	
Public Improvements and Parks		
King County Consortium CDBG		\$1,332,856
Section 108	No funds leveraged	\$174,369
Other Federal	No funds leveraged	
State/Local	\$3,893,308	
Private	No funds leveraged	
Other	No funds leveraged	
TOTAL	\$3,893,3008	
Community Facilities (Includes projects completed in 2011 where beneficiaries will be reported in 2012 CAPER)		
King County Consortium CDBG		\$250,206
Other Federal	No funds leveraged	
State/Local	No funds leveraged	
Private	No funds leveraged	
Other	No funds leveraged	
TOTAL	\$0	
Total Leveraged and CDBG	\$5,661,424	\$2,619,732

V. Self-Evaluation of Actions, Program Changes, and Certifications of Consistency with the Consolidated Plan

During 2011, the King County Consortium made significant progress in carrying out the activities described in the 2010 and prior years' Action Plans. The King County Consortium's activities in 2011 addressed the priority needs outlined in the 2010-2012 Consolidated Plan. We have been highly successful at utilizing our federal funds, along with state and local funds that we administer, to serve the neediest residents of the consortium. In addition, the consortium coordinated with other available federal, state, and local, and philanthropic resources (as shown in the tables above), allowing for a high degree of leveraging for CDBG, HOME, and ESG funds.

A. Evaluation of HCD Homeless and Housing Programs

1. Homeless Housing Program

In a broader sense, we have made significant progress toward our goal of ending homelessness. We are coordinating with other community partners and aligning our work with the strategies of the Ten Year Plan to End Homelessness in King County. There continues to be many barriers to achieving this goal, including the lack of adequate resources and the shortage of housing affordable to the poorest segment of our residents, especially homeless individuals and families.

Family Homelessness Initiative

The King County Family Homelessness Initiative is focused on creating a more streamlined, accessible system designed to prevent families in crisis from becoming homeless, rapidly house those who experience homelessness, and link families to the services they need to remain stably housed. By building on existing strengths, bringing successful programs to scale, integrating services and programs and coordinating community efforts, the system will reduce both the number of families who experience homelessness and the length of time families spend homeless.

During initial implementation, emphasis is being placed on a system-wide transformational change across the homelessness system and launching the strategic activities, such as a new Coordinated Entry and Assessment System. Specific activities in 2011 include:

- a) Implementing a coordinated entry and assessment system to simplify access to services for families at risk or experiencing homelessness.
 - Conducting a Request for Qualifications process to select the lead entity to manage the countywide program.
 - Developing the universal assessment and triage tools.
 - Partnering with Safe Harbors/HMIS to develop the needed infrastructure that will enable HMIS to act as the data system platform for new system.
 - Ongoing outreach and collaboration with local homeless housing providers, including targeted outreach with immigrant and refugee community organizations and domestic violence organizations to ensure clients with special needs are supported in the new system.
- b) Restructuring the homeless housing system to shift to the housing stabilization approach.

- Ongoing collaboration efforts with housing and service providers, funders, and key stakeholders to build support for the proposed changes, with the goal to motivate stakeholders to fully engage in this realignment.
 - Stakeholder Engagement: After planning efforts wrapped up, initiative staff presented to various stakeholder groups to re-engage and create more momentum around implementation efforts.
 - One-on-One Meetings with Local Family Providers: Implementation staff met with several local agencies serving families to discuss implementation efforts.
 - Regional Meetings for Local Stakeholders (primarily providers): Staff facilitated presentations and meetings to increase community buy-in, discuss future realignment efforts, and gather input and feedback.
 - Summer Speakers Series: A series of presentations and meetings for local stakeholders (with focus groups for family providers) were held to hear from other providers across the country implementing best practices.
 - Development of the framework (TA, professional development, sample tools, etc.) to support agencies as they assess their capacity and develop their transition to the housing stabilization approach.
 - Collaboration with local funding partners on grant application cycles, to support agencies in aligning existing housing resources (emergency shelter and transitional housing); including a survey and analysis of existing projects/units.
 - Funders are a key player in the realignment; we are having ongoing conversations with a variety of funders to discuss the realignment of funding resources, processes and outcomes to support the housing stabilization approach. Next steps will include facilitating a process to evaluate current policies, practices and contract/fund requirements.
- c) Engaging mainstream systems to support families experiencing homelessness.
- Collaborating with Building Changes in the Child Welfare pilot project and exploring options with Building Changes for future collaborations with other mainstream systems.
 - Partnering with the Puget Sound Educational District in their efforts to build cross system capacity to better serve children experiencing homelessness.

As part of a larger tri-county initiative supported by the Bill & Melinda Gates Foundation and the Washington Families Fund, King County received additional resources to support the Family Homelessness Initiative. In 2011, these additional resources supported:

- a) Infrastructure development, including start-up costs for coordinated entry and assessment, support for system transformation at the provider and funder level, and staffing to assist with implementation efforts.
- b) System innovation grants (SIG) to partially match the realignment of existing and new funds to support system improvements. The initial funding made available by the Washington Families Fund (WFF) supports vital first steps in realigning our community's response to homelessness, which is a key piece in transforming our system to an approach that centers on quickly providing families experiencing homelessness with housing and the necessary supports to remain stably housed. The 2011 WFF-SIG funding supported the following strategies:

- *Coordinate Entry and Assessment:* SIG provided \$1.5 million to the operations of the Coordinated Entry and Assessment (CEA) system.
- *Prevent Homelessness for Families Most At Risk:* SIG provided \$100,000 to nonprofit agencies to provide prevention services in partnership with City of Seattle Early Childhood Education and Assistance Program in order to stabilize housing for families and young children.
- *Move Families Quickly to Stable Housing and Prevent Homelessness for Families Most At Risk:* SIG provided \$200,000 to nonprofit agencies to provide shelter diversion services by using the CEA system to identify and target families to be assisted with a rapid re-housing approach prior to entering a shelter or transitional program.
- *Focus Support Services on Housing Stability:* SIG provided \$80,000 to King County's Career Connections Program, which provides employment and training assistance to homeless households in coordination with transitional housing assistance and rapid re-housing programs, in order to help families be better prepared for future self-sufficiency.

2. Housing Repair Program

The HRP met all the projected outputs for the consortium's housing objective to preserve the supply of affordable housing for low to moderate-income households and to provide programs for owners, mobile homeowners and renters with special needs requests.

Maintaining the moderate to low income-housing stock of single-family homes in King County is a basic program priority. This challenge continues to increase as we endure an economy that has slowed and created additional financial burdens for the citizens of King County. Most of the County has experienced a significant deflation of single family home values over the last three to five years. This has complicated many of King County low-moderate homeowners' home equity and financial positions.

Through the DPL program, King County HRP is assisting extremely low to moderate-income homeowners by maintaining safe, decent and affordable homes. Repairs under this program include, but are not limited to, roof replacement, electrical repairs, weatherization retrofits, and plumbing upgrades. One of the largest populations served by this program is senior citizens. They are utilizing this program to maintain their homes, thus extending the viability to reside in their homes longer. Our program results in clean, safe, decent and affordable home environments for our program participants.

Lack of affordable housing continues to plague the low/moderate income households of King County. Mobile homes within defined parks and/or situated on leased land provide a housing option for the lower-income households. The King County Mobile Home Grant (MHG) Program provides county residents that reside in leased space, a grant program to help maintain their homes. For mobile homes, most repairs involve additional insulation, roofing, windows, doors, floor replacements and bathroom modifications. These residents tend to have low incomes well below 30 percent of the King County annual median income. Providing assistance to this important segment of our population often results in tremendous advancements towards safe, clean, decent, and stable housing.

The special needs populations of King County have a continual and growing need for accessible housing. We are providing the residents with disabilities in King County a Home Access Modification Grant (HAM) to achieve this lofty goal. The grant program addresses basic home access issues for the special needs population, and is directed toward tenants within rental units, or situated on leased land. Our HAM applicants need accessible accommodations in their living unit. The repair requests are many, but wheelchair ramps, lifts, door enlargement,

and enhanced in-line and hard-wire smoke detectors are a few activities that we routinely provide. The HAM program accessibility improvements are allowable repairs available to homeowners accessing our DPL Program.

Within the larger scope of housing repair, we continually look for new opportunities to assist King County residents with these vital services. In 2010 we began offering a Weatherization option within our scope of work, for those residents that did not qualify for the very low income weatherization program and were seeking help with energy related repairs. This program is funded by our regular CDBG block grant, Home investment Partnership fund, and the new CDBG-R stimulus funding.

The HRP continues to collaborate with the KCHA to provide weatherization funding to those that qualify. The leveraging of these two programs provides residents of King County with enhanced repairs coupled with repairs that result in a reduced energy footprint. In 2011 the County invested and referred \$262,747.60 (36 units) of CDBG and HOME project commitments to KCHA. In return KCHA matched our funds with \$230,756.00 (36 units) in weatherization assistance. Annually the HRP experiences a continuous flow of applicants that are requesting assistance from this repair program.

3. Housing Finance Program

HFP met its key project outputs to address the HUD outcome statement, "Affordability for the purpose of providing decent housing" in the midst of a changed underwriting and lending world as a result of the recession. Affordable multi-family tax credit projects were especially affected by a risk adverse and highly conservative underwriting climate for investors. HFP, along with other public funders, worked with the sponsor agencies for homeless tax credit projects to increase capitalized reserves and added flexible language to contracts to mitigate the risk and keep projects moving forward. This will strengthen tax credit projects in long term viability for the fifty year affordability period. This dovetailed with the building durability push of the Evergreen Sustainable Development Standard discussed below.

HFP continues to support low-income housing developers working in King County outside the City of Seattle, particularly those skilled in developing housing that serves special needs populations. In 2011 HFP conducted pre-application meetings for the funding round to provide technical assistance to agencies and reduce the cost of project applications. HFP made progress in reducing paper consumption during the application process by reducing the number of hard copies submitted and moving towards an all digital application. Other technical assistance initiatives for nonprofit agencies will begin to address the topic of portfolio sustainability. This represents a shifting priority to address issues which will arise with an aging portfolio. Eight of the Washington State nonprofit agencies received MacArthur grants to conduct portfolio wide reviews and to incorporate the ongoing work into their operating plans. HFP is working with these nonprofits and the other public funders to develop systems to address portfolio and agency sustainability.

In the interest of continuing to improve HFP performance with regard to timely expenditure of federal funds, HFP will continue to work on coordinating funding efforts with other public funders, and will prioritize federal funds in projects that are most nearly ready to spend. Almost all public funders now accept identical applications for project funding, a considerable efficiency for funders and a work-saver for applicants.

The new version of the Evergreen Sustainable Development Standard (ESDS) was released in draft form for the 2011 funding round. The public funders in Washington State collaborated on the timing of the funding round and the agencies applying in the 2011 round submitted preliminary scoring based upon the draft ESDS and worked with HFP to confirm their green

building plan with the final ESDS release. ESDS continues to move the bar for sustainable building beyond code which is a significant accomplishment, given the strength of the new Washington State Energy Code in particular. Local public funders, including HFP will monitor ESDS compliance for 2011 funded projects which did not receive Washington State funding which might which had performed the monitoring compliance duties in the past. This will ensure that valuable progress is sustained with funding challenges which might arise in the future.

HFP revamped the affordable home-ownership program to adapt to the changing housing market conditions in King County. In spite of the grim economic reality for many homeowners whose mortgages exceed the value of their homes, HFP, identified home-ownership opportunities and moved nimbly to take advantage of fallen prices and got motivated buyers into homes while, at the same time, stabilizing neighborhoods. One lesson learned was to be aware of risk from declining markets, something no one in King County has considered since the downtown of 2000. HFP continues to support the development of locally appropriate land trust projects for long term, deeply affordable home ownership opportunities.

4. Affordable Housing Planning

The Affordable Housing Planning staff has been involved in the following activities related to development, monitoring and evaluation of affordable housing:

- a) Monitoring progress on White Center NRSA benchmarks.
- b) Leading an inter-jurisdictional work group to update the Housing Chapter of the Countywide Planning Process. The group completed its work in the spring of 2011 and the text of the Housing Chapter was adopted by the King County Growth Management Council in September 2011. Staff continues to provide technical support to a task force commissioned to re-examine the methodology used to allocate affordable housing targets in King County.
- c) Continuing to work with King County Property Services and King County Metro TOD staff to develop RFP's that will include affordable housing on surplus King County properties and at Metro Transit Oriented Development project sites. An RFP was issued for a mixed income, mixed use development in conjunction with a new parking garage to be constructed at the South Kirkland Park and Ride site, currently owned and managed by King County. The successful proposal included a partnership between a for-profit and non-profit developer. Tax credits and other public funding have been awarded, and the developers are on schedule to begin construction of the garage during 2012 and to complete the 200+ unit residential development by mid 2014 or sooner. Several other RFPs for surplus properties are ready to be issued in the spring of 2012.
- d) Continuing to provide technical assistance to human service planners in the south and north county suburban cities as needed. Completing the Housing Technical Appendix to the King County Comprehensive Plan to provide basic data on county demographics and income by sub-region, and on housing development and affordability by city. This appendix is intended to serve as a resource and model for cities as they undertake the housing needs analysis required for the update of the housing elements of their comprehensive plans.
- e) Continuing to work with ARCH and private developers to monitor agreements and covenants for affordable housing at master planned development sites in East King County.
- f) Continuing to administer and monitor King County incentive programs for the development of affordable housing by the private sector.
- g) Working on a regional initiative to encourage the development of more senior housing for the more than 200,000 residents who will reach retirement age in the next fifteen years. This has also involved an initiative to incorporate universal design features into affordable

housing in order to provide increased accessibility and options for aging in place. Several key universal design standards have been incorporated as an optional point category for the Washington State Evergreen Standards.

- h) Working with other counties and cities in the Puget Sound region in developing the Growing Transit Communities project. King County has been a major partner in the successful Sustainable Communities grant application as a result of which the area received an award of \$5 million over a 3 year planning period beginning in 2011. Planning for sustainable, healthy, and equitable housing development along the transit corridors is continuing through 2012 with outreach to many of the local communities that are likely to be affected.
- i) Improving access to affordable rental housing by supporting the development of a free web-based housing locator system. The new system, which is updated daily, was launched in December 2011 for property owners to list properties. It became operational for renters seeking housing on February 15, 2012.

5. Relocation Activities

All HFP and CD projects receiving federal funds were evaluated for the applicability of relocation activities. None of these projects triggered relocation in 2011.

6. Community Development Program

The Community Development (CD) Section continued to solicit interest and identify capital projects that meet the needs of King County's consortium city residents that address the goals and strategies of the HCD Plan. During the CDBG allocation process conducted in 2011 for 2012 CDBG funds, over 26 pre-applications, totaling over \$7 million of infrastructure and community facility needs were submitted. A little more than \$2 million in capital funds were available for distribution to those projects. Ultimately only 11 projects were slated to receive 2012 funds.

The CD section met its goal of completing three community facility and three public infrastructure projects in the program year. Bids coming in over the engineer's budget and labor compliance issues caused delays for some projects. The CD section continues to implement 4 open community facility projects and 13 public infrastructure projects, as well as addressing the final open CDBG-R project activities.

Outside of the section's own capital project implementation, CD continued to implement labor compliance activity for three large HFP projects in 2011, as well as the White Center Square Section 108 economic development project. At one point in time there were over 22 active projects that required the attention of three CD staff representatives.

a) Timeliness

On November 2, 2011, the draw down ratio for the King County Consortium (per HUD Integrated Disbursement and Information System) was 1.27. This ratio met the HUD timely expenditure target of 1.5.

b) Environmental Review

The HCD staff continues to attend training on environmental regulations. The HCD Environmental Procedure Manual is updated on an ongoing basis to incorporate new regulations. HCD staff also provided technical assistance at application workshops in the spring including, but not limited to, preliminary assessments during the initial stages of the allocation process.

The HCD program areas, CD section, HFP and HRP, continue to coordinate efforts relating to the implementation of construction projects that involve digging. An Unanticipated Discovery Plan (UPD) is incorporated into pre-construction conference materials. King County's Historic Preservation Office and Department of Natural Resources and Parks' archeological staff is involved in the process and assists in incorporating check points and pertinent contact information of key stakeholders who need to be notified in case of an archeological discovery in the course of construction. The plan is reviewed and contact numbers updated annually.

On another note, the Green River Valley has become a publically-recognized flood zone, which is currently prohibiting HCD from implementing or funding projects for construction in that area. Public meetings were scheduled by the FEMA, with the public appeal process to begin after that, though no specific dates have been set.

c) Community Development Allocation Process

The CDBG human services funds were allocated through a RFP sponsored in spring/summer of 2011 by the Homeless Housing Program of HCD for three-year funding commencing in 2012.

Information about the 2011 CDBG capital allocation process was distributed in a flyer that HCD e-mailed and mailed to nonprofit agencies, local governments, Unincorporated Area Councils and the Snoqualmie Tribe to notify them of the upcoming availability of capital CDBG funds for community facility and public improvement projects. The notice was also posted on the King County DCHS website feature under 'What's New' section. A standard pre-application screening process was used in the capital allocation process for the following reasons:

- The pre-screening of applications continues to help reduce the administrative time required for project eligibility and national objective review.
- The pre-application provides insight concerning environmental factors and has been key for HCD staff to work with applicants in identifying budget considerations/implications and milestones that are associated with the project's activity.
- The process has helped in identifying choice limiting activities that could have a grave impact on the proposed use of CDBG funds if not addressed prior to the application being submitted to HCD.
- Provides an overview of the current interest from the community and provides information regarding financial needs for projects that can be compared against the amount of funds available.
- Directs technical assistance where needed to project applicants that have projects that can meet timeliness requirements.
- The number of weak or untimely applications has been reduced substantially. Such projects include those in which planning is not far enough along to be ready to be implemented and completed within the 17 month requirement; those with factors or requirements that would need to be addressed in order to be a competitive applicant; and those that are simply not eligible. The process saves an ineligible applicant from spending hours on an application that cannot be funded and saves valuable staff time avoiding preliminary reviews screening applications that are not fundable.

d) Consortium and Sub-Region Meetings

Each February, a consortium member meeting is held to solicit input from member cities regarding the allocation process. The cities then meet with HCD staff on a sub-regional level regarding the specific priorities that will be recommended to the Joint Recommendations Committee (JRC) for use in allocating funds to the North/East and South sub-regions in the funding cycle (within the broad priorities established by the Consolidated Plan). The adopted priorities are then incorporated into the application process and built into the evaluation segment of the review. Consortium city representative meetings in February and at other times of the year provide the opportunity for annual feedback on the allocation process, help HCD stay abreast of consortium needs and provide the opportunity to share new information pertinent to program rules and regulations.

7. Evaluation of Economic Development

- a) The Small Business Loan Program revolving loan activity has been stagnant in recent years. One of the remaining two loan activities paid off in March 2011. The remaining loan is under review for delinquency of payments and potential recapture.
- b) Grow KC Fund

B. Loan Activities

1. Float Loans (short term, interim loans)

There are no float loan activities to report for 2011.

2. Section 108 Loans (long term, permanent financing)

- a) Greenbridge Section 108 Loan in White Center – the infrastructure improvements for this predominantly low and moderate-income community, which is the site of HOPE VI redevelopment activity, including new streets and sidewalks, drainage and utilities, pedestrian paths and greenways, have been completed. The loan repayments are being made by King County over a period of 20 years, using a variety of fund sources: roads funds, surface water management funds, real estate excise tax funds, current expense, and CDBG funds. This is the sixth year of repayment with a balance remaining of \$4,269,000 on the loan. This loan will be paid in full in 2024.
- b) White Center Square Section 108 Loan - In 2008, King County Economic Development Program staff worked with HCD to obtain approval for a Section 108 loan from HUD to a local private company in the amount of \$6.775 million. The loan provided for the development of a commercial property on a piece of property that was a health and safety nuisance in the business district of White Center. The HCD CD staff maintained control over all labor documents and conducted field site visits to assure federal wages rates were paid, and provided clearance for the owner of the project to pay on construction billing invoices. The project construction was completed in 2011 and labor compliance cleared. Repayment on the loan by the developer began in 2011, and a grand opening was held in the spring of 2011.

C. Monitoring

HCD Staff identified specific areas of compliance to review, and monitoring was conducted for projects under contract that included but was not limited to:

- Documenting King County's compliance with requirements for conducting subrecipient monitoring (set forth in CDBG Program Regulations).
- Assuring that subrecipient program administration and funded projects are completed in compliance with established regulations and that project activities continue to serve the target population identified in the initial application.
- Ascertaining that CDBG subrecipients are complying with applicable federal regulations, Office of Management and Budget circulars and King County ordinances (regulatory requirements) relating to financial management systems, procurement and contracting, property management and disposition, labor standards, record keeping and reporting requirements.

1. Community Development Section 2011 Monitoring

- a) Monitoring – Monitoring tools were updated and HCD Staff identified specific areas of compliance to review. Monitoring was conducted for the following projects in 2011:

Human Services

- South County Food Coalition Emergency Food Bank – Follow up Visit

Community Facilities

- King County Housing Authority - Kings Court Community Facility
- Northshore Senior Center - ADA Door Accessibility

Public Infrastructure

- Duvall 2nd Street Water Main
- Black Diamond Morgan Street Sidewalks
- SeaTac Soccer Field

Joint Agreement Cities

- Federal Way
- Renton
- Shoreline

During these visits, staff assured that subrecipient program administration and funded projects are completed in compliance with established regulations and that project activities continue to serve the target population identified in the initial application. CD staff further ascertained that CDBG subrecipients are complying with applicable federal regulations, Office of Management and Budget circulars and King County ordinances (regulatory requirements) relating to financial management systems, procurement and contracting,

property management and disposition, labor standards, record keeping and reporting requirements.

Labor Standards Compliance is monitored on all active construction projects. Projects monitored in 2011 included:

- Black Diamond Morgan Street
- Des Moines 216th Street Sidewalks
- Duvall 2nd Ave Water Main
- Elder Adult and Day Care Services KWA
- Tenant Improvements Mt. Si Senior Center
- Northshore Senior Center ADA Door
- Shoreline Sidewalk Program(s)
- Steve Cox Park
- Skykomish Wastewater Treatment
- Shoreline Green Streets
- Sno Valley Senior Center

ARRA/CDBG-R Projects

- Des Moines 216th Street
- Federal Way Street Lights
- Northshore Senior Center Curb Replacement
- Shoreline Sidewalk Program
- Skykomish Wastewater System Overlay

b) Audit Review – Washington State Auditor’s Office Report on Financial Statements and Federal Single Audit. The CD section received and reviewed the following agency audits:

- Black Diamond
- City of Burien
- City of Des Moines
- City of Duvall
- EADS
- City of Federal Way
- Hopelink
- KCHA
- Mt. Si Senior Center
- Multi-Service Center
- Neighborhood House

- City of Pacific
- ReWA
- City of Renton
- City of SeaTac
- Senior Services
- City of Shoreline
- Southwest Suburban Sewer District
- City of Tukwila
- Volunteers of America
- Washington CASH

The reviews demonstrated that for the most part CDBG subrecipients are meeting performance requirements specified in the subrecipient agreement and target populations are being served. There were some issues identified in various audits that will be tracked and monitored for actions and clearance.

- c) Desktop Monitoring – Project and program accomplishments are submitted each quarter at the time of reimbursement request. These reports are reviewed to determine whether they are meeting the performance requirements specified in the subrecipient agreement and target populations served. Many of the human service projects were 'over' performing due to the nature of our economic times. Technical assistance is provided in a timely fashion to ensure regulatory compliance is understood.
- d) Workshops – In spring 2011, CD staff conducted and/or participated in over 16 Technical Assistance Application Workshops and had numerous one-on-one consultations prior to when responses to the RFPs were due for submittal. Project managers and the CD coordinator conducted additional one-on-one consultations regarding project implementation and HCD's allocation process. Environmental review requirements were included in various workshops, including pre-application workshops at King County offices and in the communities. Technical assistance was also provided as needed at the public forums, and at north and south sub-regional meetings.

2. Homeless Housing Section 2011 Monitoring

In addition to regular desk monitoring of all contracts, Homeless Housing section staff completed site visits to ensure compliance with funding requirements, federal regulations, and programmatic expectations as follows:

- a) Federal Funds
 - Shelter Plus Care funds – Plymouth Housing Group, SPC administrating agency. King County staff also participated in site visits of two Shelter Plus Care sponsor agencies in 2011.
 - CDBG funds - Eastside Domestic Violence Program, My Sister's Home
 - Supportive Housing Program funds – Vietnam Veterans Leadership Program, Consejo Counseling and Referral Services
 - ARRA Homeless Prevention and Rapid Re-housing – Solid Ground

b) Local and State Funds

Local Veterans and Human Services Levy funded projects for employment services linked to housing:

- Valley Cities Counseling and Consultation
- Pioneer Human Services
- Neighborhood House
- YWCA
- Hopelink
- Friends of Youth
- YouthCare
- First Place School

Local Veterans and Human Services Levy funded projects for family unification services

First Place School

Local Regional Affordable Housing Program

Solid Ground – Broadview

Local Homeless Housing and Services Fund

- DAWN – Homeless Prevention Services
- Friends of Youth – Supportive Permanent Housing CM Project
- Solid Ground – Stable Families
- Eastside Interfaith Social Concerns Council – Congregations for the Homeless Permanent Supportive Housing
- Homestep/Compass – Self-managed Housing Program
- Valley Cities – Pathways First
- YWCA – Enhanced Housing Program
- YMCA – Young Adult services Permanent Housing Program
- Washington State Department of Commerce Homeless Prevention and Rapid Re-housing – Multi-Service Center Solid Ground

Washington State Transitional Housing Operating and Rent (THOR) funded projects:

- Hopelink
- Low Income Housing Institute
- St Stephen Housing
- Wellspring
- YWCA

3. Housing Finance Program

King County uses the Web-based Combined Funders Annual Report System (WBARS) to collect annual report information on all its capital projects. We participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, the City of Seattle, the City of Tacoma, Snohomish County and the city of Spokane in utilizing this system. This system collects the data formerly available only in an Excel format. Owners of publicly-funded affordable housing are required to enter annual data on a real time basis or via an upload from their property management software by a published due date. Each project's data is validated against the most restrictive contract as each funder's restrictions are built into the system. Annual reports were collected and reviewed for 65 HOME-assisted projects, covering 1,474 HOME-assisted units. These projects cover transitional and permanent rental housing serving low and very-low income families and individuals

In addition to demographic and compliance information on tenant occupants of the housing, the system collects critical year-end operating and reserve information to assist property owners and funders identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner.

A joint inspection tool, based on the HUD Real Estate Assessment Center (REAC) Physical Assessment Sub-system, was developed by the public funders. Visits to properties are currently coordinated between funders to minimize the burden of multiple visits to the same property over the course of a year. Schedules between public funders are coordinated for jointly funded projects.

On-site inspections for King County HOME funded projects were performed for 179 HOME-assisted units during 2011. Fifty-five units had no documented deficiencies and 124 units had a wide range of documented deficiencies per the Uniform Physical Conditions Standards used. Insufficient clearance of baseboard heaters continues to be the most common health and safety deficiency. Two post abatement inspections were required.

4. Housing Repair Program

King County Housing Repair Programs continues to monitor all of our projects that are generated. We are frequently assisting both HUD monitors and or State auditors with questions; issues and transactional guidance within our CDBG or HOME funded activities. Our Field Engineers II review and approve all expenditure requests that are presented from contractor and Homeowner(s).

At the end of each year, the Housing Repair Program sends a customer survey form, to all clients that completed projects. The survey provides an opportunity for direct feedback on security issues, health and safety, overall program effectiveness. This survey assists the HRP in staying in touch with the customers we serve, the projects we funded and respond to any positive or negative feedback requested.

The Housing Repair Program did not have an outstanding issue that need resolution or corrective action as it relates to a HUD monitoring and or a State of Washington audit process. Both 2011 HUD and State monitoring results were positive; without a finding or concern.

The Housing Repair Program continues its annual monitoring of the King County Housing Authority (KCHA). This review consists of but is not limited to: physical review of on-site randomly selected files, field review of 2011 projects, and desk review of other projects. In 2011, the KCHA has addressed or is in process of addressing all issues of concern that were highlighted by the 2011 monitoring process.

Amendments to the Action Plan

Every year the King County Consortium amends its Action Plan to include the individual affordable housing awards to specific projects, due to the fact that only the overall amount of funding that will be dedicated to affordable housing is known at the time the Action Plan is submitted. Any other required amendments, such as threshold changes in the amount of funding awarded to a project, or recapture and reallocation to a different project are also included in the Action Plan Amendment submitted to HUD. In 2011, an amended Action Plan was submitted for specific affordable housing awards and other required amendments, as follows:

Project Number	Project Title	Funds Received	Category Description
HA4014	Glenwood Townhomes	\$1,950,000	Construction of Housing – 570.201 (m)
HQ0313	Bonell Mobile Manor	\$1,3000,000	Housing Rehabilitation - 570.202
HH4065	House Key ARCH	\$300,000	Homeownership Assistance 570.201 (n)

Certifications of Consistency with the Consolidated Plan

The HCD staff reviews projects located in the King County Consortium for consistency with the current adopted Consolidated Plan and for consistency with the consortium's relocation policies, if applicable. King County staff review project applications to local funding entities, WA State funding entities, and federal funding entities: the Washington State Housing Finance Commission Tax Credit and Bond Programs, the Washington State Housing Trust Fund, HUD, the McKinney Continuum of Care Application, Housing for Persons with AIDS, and Federal Home Loan Bank. HCD staff provided all project applicants whose projects were consistent with the 2010-2012 Consolidated Housing and Community Development Plan, the required certification of consistency.

Other Measures of Progress

Because so many factors influence our region's well-being – such as the economy, population growth, income levels, the impacts of welfare reform, and many others – King County also has a "Benchmarks Program" in place to help track the overall state of the County. Through the Benchmarks Program, King County has set long-term goals that are consistent with federal housing and community development goals, including specific goals relating to the provision of affordable housing. Data from the Benchmark Program is now published in a web-based format and can be viewed at <http://www.kingcounty.gov/exec/PSB/BenchmarkProgram/AboutBenchmarks.aspx>.

The benchmarks measure how well King County is doing as a people, place, and economy, and are used to monitor our progress over time. For more information on the King County Benchmarks Program, please contact Jeremy Valenta , Benchmark Program Manager at 206-263-9719, or write to him at the King County Performance Strategy and Budget Division, 401 Fifth Avenue, Suite 810,

Seattle, WA 98104. In 2009, the County embarked on an ambitious new initiative to develop a countywide strategic plan, which will have associated performance measures. The King County Strategic Plan was adopted in 2010 and performance measures were being developed during 2011. The plan will guide the county's budget in future years.

Lead-Based Paint

The King County DCHS, HCD, continues to implement our Lead-Based Paint Program. We are following the Title X framework established by the U.S. Congress in 1992. This legislation resulted in the final lead-based paint rule, 24 Code of Federal Regulations (CFR) part 35 and 40 CFR part 745, which guides our program through this important process. As of April 22, 2010, HUD and the U.S. Environmental Protection Agency (EPA) collaborated on a new Lead-Based Paint Rule called Renovate, Repair and Paint Rule (RRP). This is an EPA/HUD certified training process (402 of TSCA, 40 CFR Part 745, Subpart L) that is required for all contractors and construction workers working on homes built before 1978. This rule went into effect April 22, 2010. To assist our contractors doing business with the County and participating in projects through the King County HRP, we offer this certified EPA training as an additional service to the construction community. HUD has not changed the lead-based paint requirements, but has adopted the new RRP training and certificate process. Buildings constructed before 1978, and scheduled for rehabilitation, are assessed for lead-based paint risks and potential hazards. A lead-based paint risk assessment is frequently obtained to assess potential lead-based paint risks in the housing projects we undertake.

On April 13, 2011, the State of Washington, through the Department of Commerce established under Washington administrative code (WAC) 365-230 jurisdiction over the Environmental Protection Agency (EPA) Renovate, Repair and Paint rule (RRP). The State of Washington Department of Commerce, through their Lead Based Paint program, regulates and coordinates all lead based paint activities in the state of Washington. King County Housing Repair program is a State certified RRP trainer and listed as a certified firm under #0302 which expires on April 13, 2014

The construction process can disturb painted surfaces that contain lead. The contractors will implement safe work practices throughout the construction activity. Licensed and bonded contractors working on projects containing lead paint are trained and certified under the RRP training model, as well as HUD's safe-work practices and interim control procedures. These procedures are designed to reduce exposure risks when dealing with lead-based paint. At the conclusion of a construction process, the contractor will obtain a final clearance report. This indicates the completion of the project and certification that it is clean, safe and decent housing, free of lead dust at time of inspection. These techniques reduce the potential long-term exposure to lead hazards in homes of King County residents served by our program.

Summary of Citizen Comments Received

Throughout the program year, opportunities were provided to citizens to comment on the Consolidated Plan, its strategies, and the use of federal funds. A public notice was published in the Seattle Times announcing the availability of CDBG funds for the 2012 funding year. A public notice was again published in the Seattle Times announcing the availability of the draft 2012 Action Plan and inviting the public to attend a King County Consortium meeting of the JRC and soliciting public comment on the housing and community development needs in King County. In 2011, an additional public notice was published announcing availability of the draft 2010 CAPER and soliciting comments. The public was invited to attend meetings regarding the 2012 Action Plan and the 2011 CAPER. These notices and plans were also available on the King County website, and

comment forms were provided for the Action Plan and CAPER to allow for the convenience of citizens to send comments. Copies of the draft reports were also available via public computers at area libraries. Documentation of these actions was available for review at the public meeting and is provided as a supplement to this report.

In 2011, input was gathered through the following:

Community Development Planning

County staff offered technical assistance during the allocation process. A public forum was held August 13, 2011 and applicants were invited to present their proposals to the sub-region advisory group and JRC members. This allowed for direct communication between the applicants and the sub-region advisory group members concerning details of each project proposed. The sub-region advisory group then met as one body to consider regional project activities. The members subsequently met as sub-regions to review and finalize recommendations they made within their respective areas to finalize recommendations to the JRC. Applicants were provided a summary of the sub-region advisory group recommendations in advance of the JRC funding meeting. The JRC considered recommendations along with conditions of the awards and adopted them for the program year.

Homeless Continuum of Care Planning

Several public meetings were held in connection with developing the 2011 McKinney Continuum of Care application for Seattle-King County, and a community-based Steering Committee guided the process. The CEHKC Governing Board and Interagency Council gave feedback on the application and the Funders' Group discussed options. A workgroup to develop HEARTH Performance Measures was initiated.

Website Availability

King County HCD offers website access to its federal HUD grant plans and performance reporting documents at: <http://www.kingcounty.gov/housing>.

Public comments are received and responded to as well as incorporated into the citizen participation portion of a report. Comments for the CAPER report are directed to: Kathy.Tremper@kingcounty.gov. All comments receive a response from a member of HCD Staff.

Public Input on Annual Performance Report

A public notice ran in the public notices section of the Seattle Times to invite the public to comment on the preparation and review of this *2011 Consolidated Annual Performance Evaluation Report*, and the consortium sponsored a public meeting on March 15, 2012 to gather public comments on the CAPER.

The consortium also made copies of this draft report available on public computers at the libraries listed at the front of this report.

**Attachment A: Financial Summary Information for King County CDBG Consortium
Financial Summary Report (HUD Form 4949.3)**

Attachment A: Financial Summary Information for CDBG

Attachment to HUD Form 4949.3 of 2011 CAPER

A. Program Income Received (Revolving Loan Fund)	
Small Business Loans	\$ 0
Float Loan Principal	\$ 0
Float Loan Interest	\$ 0
Housing Repair Loans	\$353,847
Other Repayments	\$ 0
TOTAL PROGRAM INCOME	\$353,847
B. Other Receivables	
Float Loans Outstanding	\$ 0
One Revolving Loan Remains Outstanding w No Payments	\$ 0
TOTAL OTHER RECEIVABLES	\$ 0

Financial Summary Grantee Performance Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Community Development Block Grant Program

OMB Approval No. 2506-0077 (Exp. 3/31/94)

Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

1. Name of Grantee	2. Grant Number	3. Reporting Period
King County, WA	B-11-UC-53-0001	From 1/1/2011 To 12/31/2011

Part I: Summary of CDBG Resources

1 Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)	\$	4,936,184
2 Entitlement Grant from form HUD-7082	\$	5,430,712
3 Surplus Urban Renewal Funds	\$	
4 Section 108 Guaranteed Loan Funds (Principal Amount)	\$	
5 Program Income received by:	Grantee (Column A)	Subrecipient (Column B)
a. Revolving Funds	\$ 1,290	\$
b. Other (Identify below. If more space is needed use an attachment.)		
Principal	\$ 353,752	\$
Interest	\$ 0	\$
c. Total Program Income (Sum of columns a and b)		\$ 355,042
6 Prior Period Adjustments (if column is a negative amount, enclose in brackets)	\$	
7 Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6)	\$	10,721,938

Part II: Summary of CDBG Expenditures

8 Total expenditures reported on Activity Summary, forms HUD-4949.2 & 4949.2A	\$	5,637,139
9 Total expended for Planning & Administration, form HUD-4949.2	\$	1,102,464
10 Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)	\$	4,534,675
11 CDBG funds used for Section 108 principal & interest payments	\$	
12 Total expenditures (line 8 plus line 11)	\$	5,637,139
13 Unexpended balance (line 7 minus line 12)	\$	5,084,799

Part III: Low/Mod Benefit This Reporting Period

14 Total Low/Mod credit for multi-unit housing expenditures from form HUD-4949.2A	\$	0
15 Total from all other activities qualifying as low/mod expenditures from forms HUD-4949.2 and 4949.2A	\$	4,534,675
16 Total (line 14 plus line 15)	\$	4,534,675
17 Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)		100%

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Part IV: Low/Mod Benefit for Multi-Year Certifications (Complete only if certification period includes prior years)

Program years (PY) covered in certification PY _____ PY _____ PY _____

18 Cumulative net expenditures subject to program benefit calculation

\$

19 Cumulative expenditures benefiting low/mod persons

\$

20 Percent benefit to low/mod persons (line 19 divided by line 18)

Part V: For Public Service (PS) Activities Only: Public Service Cap Calculation

21 Total PS expenditures from column h, form HUD-4949.2A

\$ 862,301

22 Total PS unliquidated obligations from column r, form HUD-4949.2A

\$ 3,275

23 Sum of line 21 and line 22

\$ 865,576

24 Total PS unliquidated obligations reported at the end of the previous reporting period

\$ 0

25 Net obligations for public services (line 23 minus line 24)

\$ 865,576

26 Amount of Program Income received in the preceding program year

\$ 346,581

27 Entitlement Grant Amount (from line 2)

\$ 5,430,712

28 Sum of lines 26 and 27

\$ 5,777,293

29 Percent funds obligated for Public Services Activities (line 25 divided by line 28)

14.98%

Part VI: Planning and Program Administration Cap Calculation

30 Total Planning & Administration expenditures

\$ 1,102,464

31 Total Planning & Administration unliquidated obligations

\$ 0

32 Sum of lines 30 and 31

\$ 1,102,464

33 Total Planning & Administration unliquidated obligation reported at end of previous reporting period

\$ 0

34 Net obligations for Planning & Administration (line 32 minus line 33)

\$ 1,102,464

35 Amount subject to Planning & Administration cap (grant amount from line 2 plus line 5c)

\$ 5,785,754

36 Percent funds obligated for Planning & Administration Activities

19.05%

NOTE:

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page (2) of (2)

form HUD 4949.3 (06/24/93)
ref Handbook 6510.2

Attachment B: King County HOME Consortium Summary of Activities

Attachment B: King County HOME Consortium Summary of Activities

A. Consolidated Housing and Community Development Plan (HCD Plan) Overall

During 2011, the King County HOME Consortium allocated HOME resources including a 2011 entitlement grant of \$3,913,643, program income of \$127,317 and prior year unallocated or recaptured HOME funds.

Rental Housing Development

A total of \$1,900,000 was allocated by the Housing Finance Program to a new affordable housing development project consistent with Affordable Housing Objective 1, Strategy A of the HCD Plan to make capital funds available for the construction, acquisition or rehabilitation of good quality, new permanent affordable rental housing for low and moderate-income households.

The Renton Housing Authority (RHA) received a total of \$1.9 million in HOME funds and \$50,000 in Regional Affordable Housing Program (RAHP) funds to construct 8 large family townhomes (Glenwood Townhomes) in conjunction RHA'S initial phase of the Sunset Terrace Area Community neighborhood. Units will be affordable to households at or below 30 percent Area Median Income (AMI) and Section 8 certificates will be provided to these tenants. The Glenwood Townhomes have paved the way for HUD to accept plans that will build additional replacement and affordable housing in the neighborhood.

Rental Rehabilitation Program

Under HCD Plan Affordable Housing Objective 1, Strategy B, to make capital funds available to rehabilitate existing rental units for low and moderate-income households:

Manufactured Housing Community Preservationists (MHCP) received \$1.3 million in HOME funds to acquire and preserve Bonel Mobile Manor, a mobile home park with 107 units in Kent of which 86 are HOME-assisted. Sixty units are occupied by households at or below 50 percent of AMI and twenty-six units are occupied by households at or below 80 percent of AMI and the remaining 21 units are market-rate. While these low-income homeowners own their own units, they lease spaces beneath their homes from MHCP. HOME funds were used to acquire the park, preserving the affordability of the pad leases for the regulated homeowner units.

The primary goal of funds reserved for King County Rental Rehabilitation Program is to help preserve the existing stock of affordable rental housing and to keep it in a safe, decent and sanitary condition, especially those projects in our existing portfolio. The first priority of the program is to non-profit housing providers with projects in our existing portfolio that need repair. The second priority of the program is for non-profit housing providers who own and manage projects in King County in need of repair that may not have originally applied to the county for funding. The third priority is for for-profit housing providers who have owned and managed a five-or-more-unit apartment building for a minimum of one year, are currently renting to tenants with incomes at or below 50 percent of median income, and are in need of emergency repairs.

It became apparent that projects in our existing portfolio were in need of major repairs and our rental rehabilitation efforts should be focused on assisting non-profits to preserve the existing stock of affordable housing. However, many projects in our existing portfolio that were eligible for an award through the Rental Rehabilitation Program have been previously

awarded HOME funds, so HOME is not an eligible fund source. To the extent possible we have used local funds to preserve existing projects in our portfolio.

Downtown Action to Save Housing was awarded \$1.2 million in RAHP and local Human Service Levy funds to rehabilitate an 84-unit senior retirement facility of which 64 units are rent-restricted. Ten units are affordable to households at 30 percent of AMI, 24 units are affordable to households at 50 percent of AMI and 30 units are affordable to households at 60 percent of AMI. The remaining 20 units are unrestricted.

The Asset Manager continues to work with Rental Rehabilitation Program to identify non-profit housing projects with an existing county investment that are in need of rehabilitation, and market the Rental Rehabilitation Program to those agencies to the extent that resources are available.

Homeowner Rehabilitation Program

Under HCD Plan Affordable Housing Objective 2, Strategy 2A to make capital funds available to repair homes owned by low and moderate-income households, prior year HOME funds were used for single-family housing rehabilitation. The rehabilitation of owner-occupied homes is part of a continuing effort to preserve the existing affordable housing stock and keep people in their homes. During 2011, the HRP completed rehabilitation of 18 owner-occupied single family homes, expending \$179,624. These funds consisted of 2009 Home funds totaling \$12,853 (1 unit), HOME-budgeted funds from 2010 of \$156,840 (16 units), and 2011 HOME funds of \$9,932 (2 Units). The County has an additional seven projects committed in 2011 that are underway. These commitments represent \$121,000 of HOME funding. Construction of these projects is expected to be complete early in 2012. Other HRP activities include marketing the programs, servicing the existing loan portfolio and regional participation in housing rehabilitation issues.

Homeownership Programs

HOME funds are being used consistent with HCD Affordable Housing Objective 2, Strategy 2B to make funds available for first-time homebuyer opportunities including education, housing counseling and down payment assistance for low to moderate-income households.

The Washington State Housing Finance Commission's (WSHFC) House Key – East King County program received \$300,000 in 2011 HOME funds to continue to provide down payment assistance to approximately 27 additional income-qualified homebuyers in East King County. As of 12/31/2011, this program has created 57 homeowners. The slow-down in the housing market and resolving issues related to the homebuyer programs has slowed the creation of homeowners during 2011. Only one household was assisted in 2011. With the improving economy, homebuyer activity is expected to increase during 2012. Funds awarded to this program are subject to recapture if the assisted home is sold, transferred or does not remain the principal residence of the homebuyer during the period of affordability.

Homestead Community Land Trust (Homestead) created one new homebuyer during 2011 bringing the program total to ten homeowners served over the last four years. Homestead owns the land and leases it to the buyer and the buyer owns the home. Long-term affordability is preserved through a land use covenant and the homes are subject to resale restrictions.

The Low Income Housing Institute successfully restructured a floundering 33 unit homeowner project by converting 21 units to a rental project, thus stabilizing the entire project and protecting eleven homeowner units in the process. The County worked with the

local HUD office and successfully closed the homeowner portion in IDIS, which had previously received \$1,110,000 in HOME Program funds, in November 2011. All the homes are subject to resale restrictions for the period of affordability. Eight homes are designated as HOME-assisted units.

Habitat for Humanity of East King County Community Housing Development Organization: La Fortuna – New construction of 11 units of affordable homeownership in Renton for first-time homebuyers with incomes between 40 and 60 percent of AMI to be sold and occupied in 2012.

Planning and Administration

Ten percent (\$391,364) of the HOME entitlement and \$12,732 of program income funds available in 2011 were used to cover HOME program administration. Annual reports were collected and reviewed for 69 HOME-assisted projects, covering 1,698 HOME-assisted units. These projects cover transitional and permanent rental housing serving low and very-low income families and individuals (see also Section H, Monitoring and Inspections of HOME projects).

Overall, HOME funds continue to be targeted primarily to rental projects for very low-income families and individuals whose incomes fall below 50 percent of AMI. Priority for housing development funds in 2011 was to create permanent rental housing for extremely low (30 percent of AMI) and very low (50 percent of AMI) income households. Priority was given to projects creating permanent housing for homeless households in support of the King County Ten Year Plan to End Homelessness. In parts of King County where market rental rates are equivalent to rents affordable at 50 percent of AMI such as parts of South King County, HOME funds help create affordable units serving households well below this level.

B. Private Sector Participation

Total requests for housing development funds continue to exceed the amount of funds available. As a result, King County's HOME programs rely on the participation of the private sector to leverage resources to successfully implement housing projects. This includes private lenders, tax credit or tax-exempt bond investors, and sometimes foundation grants. The need to assemble a wide variety of public and private funds often results in lengthy development timelines even though our nonprofit housing organizations are well prepared to meet the complex and diverse requirements of each funding source.

The nonprofit housing development projects also leverage other public sector funds, primarily State Housing Trust Fund monies and consortium city CDBG or local funds. In addition, our nonprofit sponsors partner with private development consultants, construction contractors and realtors to develop HOME-funded projects. King County's Housing Finance Program staff enlists the assistance of private sector experts in real estate and finance to help review housing project development proposals. These private sector experts serve as members of an external advisory committee. The King County CDBG funds complement the HOME Program by funding rental housing for persons with special needs, as well as homeowner rehabilitation serving households up to 80 percent of median income.

King County continues to partner with the WSHFC Homeownership Program. WSHFC works directly with mortgage lenders to offer affordable first mortgages which are combined with HOME-funded second mortgages for income-qualified homebuyers. Various nonprofits such as Homestead Community Land Trust, International District Housing Alliance, Parkview Services and Apprisen provide education and counseling support to the first-time buyers.

The county's homeowner rehabilitation program also leverages private sector financing. Within the homeowner HRP, property owners may be offered a matching loan. The applicant pays half the cost of rehabilitation using borrowed funds, saved funds, or gifted funds and the other half is borrowed from King County as a zero-interest deferred payment loan. The maximum loan from the county is \$25,000. In addition, the relationship with the KCHA allows many projects to leverage various weatherization funds and consolidate the construction management efforts.

C. HOME Program Match

HOME development funds are targeted to affordable permanent rental housing or the promotion of homeownership opportunities for households below 80 percent of median income. The county's RAHP funds, the Veterans and Human Service Levy funds and Homeless Housing funds serve as match for HOME projects when awarded to the same projects. These precious local housing resources are targeted to families or individuals at the lowest income level, including those who are homeless, are veterans and/or have special housing needs. King County has excess match from prior year allocations of local funds to HOME funds. The 2011 HOME match report reflects a 2011 liability of \$1,193,100, and excess match available for 2011 in the amount of \$963,478.

D. Community Housing Development Organizations

King County continues its efforts to support organizations that meet the Community Housing Development Organization (CHDO) criteria under HOME. The consortium's HOME policies allow CHDOs to apply for and receive up to \$30,000 in operating support funds to build the capacity of these agencies. The agency must demonstrate how an additional award would increase its ability to produce, own and manage affordable housing.

As King County's cumulative commitment to the fifteen percent CHDO set-aside exceeded the required minimum, King County did not fund a CHDO project in 2011.

E. Affirmative Marketing

King County has policies and procedures for affirmative marketing of vacant units in projects of five or more units, per 24 CFR 92.351.

King County informs the general public with a description of affirmative marketing requirements when advertising its program in legal notices and advertisements in general media throughout the county. The requirements are also set out in press releases given to general media and community newspapers throughout the county.

Owners desiring to participate in the HOME program are informed of affirmative marketing requirements in the first interview. Potential tenants are informed of the requirements when given "Notice of Right to Continue in Occupancy."

In addition, the Equal Housing Opportunity logo is included in all material distributed about the program.

Owners are required to display the Equal Housing Opportunity logo during rehab work, list vacancies with the KCHA, advertise vacancies through community and minority newspapers, and/or list vacancies with minority community outreach programs and housing counseling agencies.

Recordkeeping required of owners includes keeping rejected applications of potential tenants, copies of advertising of vacant units, and copies of letters listing vacant units with minority outreach groups. Sufficient records must be kept to comply with 24 CFR 508.

F. Minority Outreach

King County has a minority outreach effort for the HOME program aimed at bringing minority- and women-owned businesses (M/WBE) into participating as contractors or suppliers for renovation and construction projects. The county encourages the following practices to promote open competitive opportunities for small businesses including M/WBEs:

1. Scheduling a pre-bid or pre-solicitation conference to provide project information and to inform M/WBEs and other firms of contracting and subcontracting opportunities.
2. Placing all qualified small businesses attempting to do business in the county, including M/WBEs, on solicitation lists, and providing written notice of subcontracting opportunities to M/WBEs and all other small businesses capable of performing the work, including without limitation all businesses on any list provided by the county, in sufficient time to allow such businesses to respond to the written solicitations.
3. Breaking down total requirements into smaller tasks or quantities, where economically feasible, in order to permit maximum participation by small businesses including M/WBEs.
4. Establishing delivery schedules, where the requirements of the contract permit and encouraging participation by small businesses, including M/WBEs.
5. Providing small businesses including M/WBEs that express interest, with adequate and timely information about plans, specifications, and requirements of the contract.
6. Utilizing the services of available community organizations, contractor groups, local assistance offices, the county, and other organizations that provide assistance in the recruitment and placement of small businesses including M/WBEs.

G. Tenant Assistance/Relocation

1. King County prioritizes projects that do not cause the displacement of existing tenants. All recipients are made aware of the impact (both financial and staffing) that federally-required relocation procedures and payments may have. King County will only consider funding HOME projects with potential relocation if the project meets a critical housing need that outweighs the negative impact of residential and business displacement.
2. The King County Relocation Specialist monitors each HOME-assisted project to insure the timely issuance of required notices and project compliance. There were no HOME-assisted projects in 2011 that required relocation.
3. The steps taken by the developer's relocation agent to coordinate the provision of housing assistance and the delivery of special services to those occupants displaced include:
 - a. Identifying any special needs during the interview process
 - b. Keeping the occupant informed of project progress
 - c. Identifying comparable housing
 - d. Taking the displaced person to inspect the comparable housing
 - e. Completing claim forms

- f. Coordinating the move
- g. Assisting the occupants in any way possible.

Tenants who are not displaced are kept informed of project progress. Tenants are assisted if temporary relocation is needed, and rents are monitored upon completion for compliance with the Uniform Relocation Act.

H. Monitoring and Inspections of HOME Projects

A joint inspection tool, based on the HUD Real Estate Assessment Center (REAC) Physical Assessment Sub-system, was developed by the public funders. Visits to properties are currently coordinated between funders to minimize the burden of multiple visits to the same property over the course of a year. Schedules between public funders are coordinated for jointly funded projects.

On-site inspections for King County HOME funded projects were performed for 179 HOME-assisted units during 2011. Fifty-five units had no documented deficiencies and 124 units had a wide range of documented deficiencies per the Uniform Physical Conditions Standards used. Insufficient clearance of baseboard heaters continues to be the most common health and safety deficiency. Two post abatement inspections were required.

During 2010 the Web-based Combined Funders Annual Report System (WBARS) became fully operational. King County continues to participate with the Washington State Housing Finance Commission, the State of Washington Department of Commerce, the City of Seattle, the City of Tacoma, Snohomish County and the city of Spokane in utilizing this system. This system collects the data formerly available only in an Excel format. Owners of publicly-funded affordable housing are required to enter annual data on a real time basis or via an upload from their property management software by a published due date. Each project's data is validated against the most restrictive contract as each funder's restrictions are built into the system.

In addition to demographic and compliance information on tenant occupants of the housing, the system collects critical year-end operating and reserve information to assist property owners and funders identify potential issues in advance of problems. The data allows staff to provide technical assistance to property owners in a timely manner.

I. HOME project completions in 2011

The following three rental housing projects were completed in 2011:

- Unity Village of White Center (formerly called SOPI Village) – SOPI Village LLC (in which Delridge Neighborhoods Development Association is a member) completed the construction of 30 units of permanent affordable rental housing serving very low-income families and individuals. Twenty of the units are HOME-assisted. 15 units target households with incomes at 30 percent AMI, 8 units target households at 40 percent AMI and 7 units are affordable to households at 60 percent AMI. Six units have been set aside for homeless families.
- Andrew's Glen – Imagine Housing has completed the development a 41 unit apartment complex (including one manager unit) in Bellevue to provide permanent supportive housing for veterans and families. Twenty-six units have been set-aside for homeless households. Twenty units are affordable to households at 30 percent AMI, 10 units are affordable to households at 50 percent AMI and 10 units are

affordable to households at 60 percent of AMI. Twenty-nine of the units are HOME-assisted.

- The YWCA Family Village at Issaquah – Phase II – The YWCA of Seattle, King, and Snohomish County completed 47 units of permanent affordable rental housing (plus 1 mgr unit) for low-income working families. Thirty-six units are affordable to households at 50 percent of AMI and 11 units are affordable to households at 60 percent of AMI.

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 05/31/2007)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 01-01-2011	Ending 12-31-2011	03-31-2012

Part I Participant Identification

1. Participant Number M11-DC-53-0200	2. Participant Name King County, Washington		
3. Name of Person completing this report Cheryl Markham		4. Phone Number (Include Area Code) 206-263-9067	
5. Address 410 5th Avenue, Suite 510	6. City Seattle	7. State WA	8. Zip Code 98104

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period 0	2. Amount received during Reporting Period 88,783	3. Total amount expended during Reporting Period 86,487	4. Amount expended for Tenant-Based Rental Assistance 0	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5 2,296
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Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number	4				4
2. Dollar Amount	50,394,584				
B. Sub-Contracts					
1. Number	120		3		114
2. Dollar Amount	33,059,502		1,146,037		30,326,159
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number	4		4		
2. Dollar Amount	50,394,584				
D. Sub-Contracts					
1. Number	120	7	113		
2. Dollar Amounts	33,059,502	2,376,969	30,682,533		

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired	0					
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Part I Participant Identification				Match Contributions for Federal Fiscal Year (yyyy) 2011	
1. Participant No. (assigned by HUD) M05-DC-53-0200		2. Name of the Participating Jurisdiction King County, Washington		3. Name of Contact (person completing this report) Robinson Onuigbo	
5. Street Address of the Participating Jurisdiction 401 5th Avenue, Suite 500		6. City Seattle		4. Contact's Phone Number (include area code) 206-263-9037	
7. State WA		8. Zip Code 98104			
Part II Fiscal Year Summary					

1. Excess match from prior Federal fiscal year	\$	523,099	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	1,633,479	
3. Total match available for current Federal fiscal year (line 1 + line 2)			\$ 2,156,578
4. Match liability for current Federal fiscal year			\$ 1,193,100
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)			\$ 963,478

Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
HE1010	11/16/2010							180,464
HE1010	02/02/2011							1,252
HE1010	03/31/2011							287,340
HL0810	06/28/2011							99,690
HL0810	08/04/2011							114,917
HL0812	10/05/2010							255,499
HX0926	12/03/2010							50,128
TS0980	06/28/2011							115,958
TS0980	08/04/2011							527,231
TS0981	03/01/2011							1,000

Attachment C: Tables 4-16

Attachment C: Tables 4–16

Households Assisted with Housing

In 2011, at least 5,000 low and moderate-income households in the King County Consortium were assisted with affordable housing. As shown in Tables 4 and 5, they included families and individuals who are homeowners, renters, homeless people, and people with special needs. Most had incomes below 30 percent of the median. Types of assistance provided include subsidized permanent and transitional housing units, emergency shelter, home repair (both renter and owner occupied), and preservation of mobile home parks.

Table 4: Households Assisted by Type, 2011

Type of Household Assisted	Number	Percent
Family Households	3,099	59
Single Individual Households	2,179	41
Total Households Assisted	5,278	100

Table 5: Households Assisted With Housing by Income Level, 2011
(HOME, CDBG and ESG only)

Income Level Percentage of median income	Homeowners	Renters	Homeless	Total	Percent
0 to 30 of median		3,542	1,006	4,548	71%
31 to 50		1,350	63	1,413	22%
51 to 80	2	344	11	357	6%
81 +		42	3	45	.5%
Unknown				56	.5%
TOTAL	2	5,278	1,139	6,419	100%

Note: "Homeowner" category is primarily households served through home repair programs, preservation of mobile home park projects and opportunities for first time home buyers; "Homeless" includes persons served in shelters and transitional housing as well as those making the transition to permanent housing.

Table 6: Goals for the Average Number of Renter Households to be Served Annually in Completed Housing Units by Household Type and Income:

<i>Type of Household</i>	<i>At or Below 30% of Area Median Income (AMI)</i>	<i>31% to 50% of AMI</i>	<i>51% to 60% of AMI</i>	<i>61% to 80% of AMI</i>
Small Related Households (2-4 persons)	High Need 101	High Need 60	Medium Need 20	Low Need 2
Large Related Households (5+ persons)	High Need 8	High Need 6	Medium Need 1	Low Need
Elderly Households	High Need	High Need	Medium Need	Low Need
Households with Special Needs	High Need 279	High Need 12	Medium Need	Low Need 1
All Other Households	High Need 18	High Need 16	Medium Need 5	Low Need
Total Renter Households Served 539 Annual Goal = 280	416	94	26	3

Table 7: Homeless Households and Individuals Served in Shelters and Transitional Housing, 2011 (ESG and CDBG funds only)

	Households Served	Individuals Served	Individuals Turned Away
Emergency Shelter	166	2,230	982

Source: Client profile reports submitted by shelter programs, calendar year 2011. Includes only those programs receiving CDBG and/or ESG funds. Counts may include duplication.

Table 8: Production Summary: 2011 Allocations by King County Consortium Objectives

<i>Housing Type</i>	<i>Units</i>	<i>% of total</i>
Permanent housing	467	95%
Transitional housing	0	0
Homeownership	28	5%
Total	495	100%

<i>Type of household to be served</i>	<i>Units</i>	<i>% of total</i>
Family units	174	35%
Individual units	124	25%
Special needs units	197	40%
Total	495	100%

<i>Income level</i>	<i>Units</i>	<i>% of total</i>
Affordable to 0-30% of median income:	277	56%
Affordable to 31-50% of median income:	54	11%
Affordable to 51-80% of median income:	164	33%
Total Units	495	100%

Table 9: Housing Allocations by Objectives, 2011

Objectives (not in priority order)	2010 Housing-Related Project Allocations from HOME, CDBG
#1 - Preserve and expand the supply of affordable rental housing available to low and moderate-income households, including households with special needs.	\$1,520,478
#2 - Preserve the housing of low to moderate-income homeowners, and provide programs for low and moderate-income households that are prepared to become first-time homeowners.	\$4,635,448
#3 - King County will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing and increase access to housing, and to housing programs and services for low to moderate-income households. King County staff may work with consortium city staff and community stakeholder agencies on these fair housing strategies. These strategies do not have annual output or outcome goals, and will be reported on as progress occurs in narrative fashion.	\$0
TOTAL	\$6,155,926

Public Services

Table 10: Number of Persons Served in Public Services, 2011

Public Services	
Priority Need Category	Number of Persons Served
Basic Needs – emergency financial assistance, homeless prevention, and emergency food	48,794
Senior Services	621
Youth Services	69
TOTAL:	49,484

Public Improvements

Table 11: Number of Active Public Improvements Projects, 2011

Priority Need Category	Actual # of Projects Assisted	Actual # of Projects Completed
Water/Sewer Improvements		
Duvall NE Stella Ave Water Main		
Baring Water Association New Well		
Skykomish Wastewater Facility		
Valley View Sewer District	4	1
Street Improvements		
Snoqualmie Street Lights	1	0
Sidewalk Improvements		
Black Diamond Morgan Street		
Burien Hazel Valley Sidewalks		
Des Moines S 216 Sidewalks		
KC DOT White Center 17 th St		
KC DOT Renton Avenue South		
Shoreline Sidewalk Curb Ramps	6	3
Parks/Recreational Facilities		
KC DNRP Steve Cox Park Rehab SeaTac		
Burien Puget Sound Park		
SeaTac Neighborhood Skate Park	3	0
TOTAL:	14	4

Community Facilities

Table 12: Number of Active Community Facility (including acquisition, rehabilitation and new construction) Projects, 2011

Priority Need Category	# of Projects Assisted	# of Projects Completed
Senior Centers		
Northshore Senior Center ADA Accessibility		
Sno-Valley Senior Center Rehab		
Mt Si Senior Center Rehab	3	3
Youth Centers	0	0
	0	0
Neighborhood Facilities (food banks, counseling, social services)		
KWA Tenant Improvements	1	0
Health Facilities		
Elder and Adult Day Services Phase II	1	1
TOTAL:	5	4

Economic Development

Table 13: Number of Businesses and Persons Assisted in Economic Development Activities, 2011

Priority Need Category	# of Businesses Assisted	# of Persons Assisted	# of Jobs Created/Retained	Percent of Jobs Assisted
Fed Way HHC Microenterprise SB Program StartZone Microenterprise Program	0	199	0	0
Washington CASH	0	154		
TOTAL:	0	353	0	0

Table 14: Units/Projects Rehabilitated with CDBG Funds Completed in 2011

Year Funded	Housing Project	Units Completed	CDBG Funds	Other Funds
2011	King County HRP	133	\$1,501,113	\$TBD
2011	Minor Home Repair Programs (Renton, Tukwila, SeaTac, Des Moines, Shoreline)	306	\$ 376,727	\$TBD
	Total Housing Repair Programs	439	\$1,877,840	\$TBD
Year Funded	Community Facility Projects	Projects Completed	CDBG Funds	Other Funds
2011	Total Community Facilities	3	\$ 29,675	\$TBD
	Public Infrastructure Projects	Projects Completed	CDBG Funds	Other Funds
2011	Total Public Infrastructure	4	\$ 363,682	\$0

Table 15: Non-Housing Community Development Allocations by Objectives, 2011

Objectives (not in priority order)	CDBG Allocations
1 - Improve the ability of health and human service agencies to serve our low to moderate-income residents effectively and efficiently	\$ 862,301
2 - Improve the living environment in low and moderate-income neighborhoods/communities in accordance with jurisdictions' adopted Comprehensive Plans and Countywide Planning Policies	\$1,340,398
3 - Expand economic opportunities for low to moderate-income persons	\$ 253,097
TOTAL:	\$2,455,796

Table 16: King County Consortium, Beneficiaries by Racial/ Ethnic Categories, 2011

CDBG Beneficiaries by Racial/Ethnic Categories
Includes both housing and non-housing activities

Race/Ethnic Group	Persons		Households	
	Total Persons	# Hispanic	Total Households	# Hispanic
White	17,681	3,552	825	40
Black/African American	1,662	50	90	
Asian	1,577	9	63	
American Indian/Alaskan Native	383	31	5	
Native Hawaiian/Other Pacific islander	242	9	5	
American Indian/Alaskan Native & White	52	21	3	
Asian & White	31	4	2	
Black/African American & White	108	2	1	
Am. Indian/Alaskan Native & Black/African American	14	1	36	
Other Multi-Racial	3,712	1,931		
TOTAL:	25,422	5,610	1,030	40
		Percent Hispanic:		3.9%

HOME Unit Completions by Racial/Ethnic Categories

Includes rental units, first-time homebuyers and homeowners

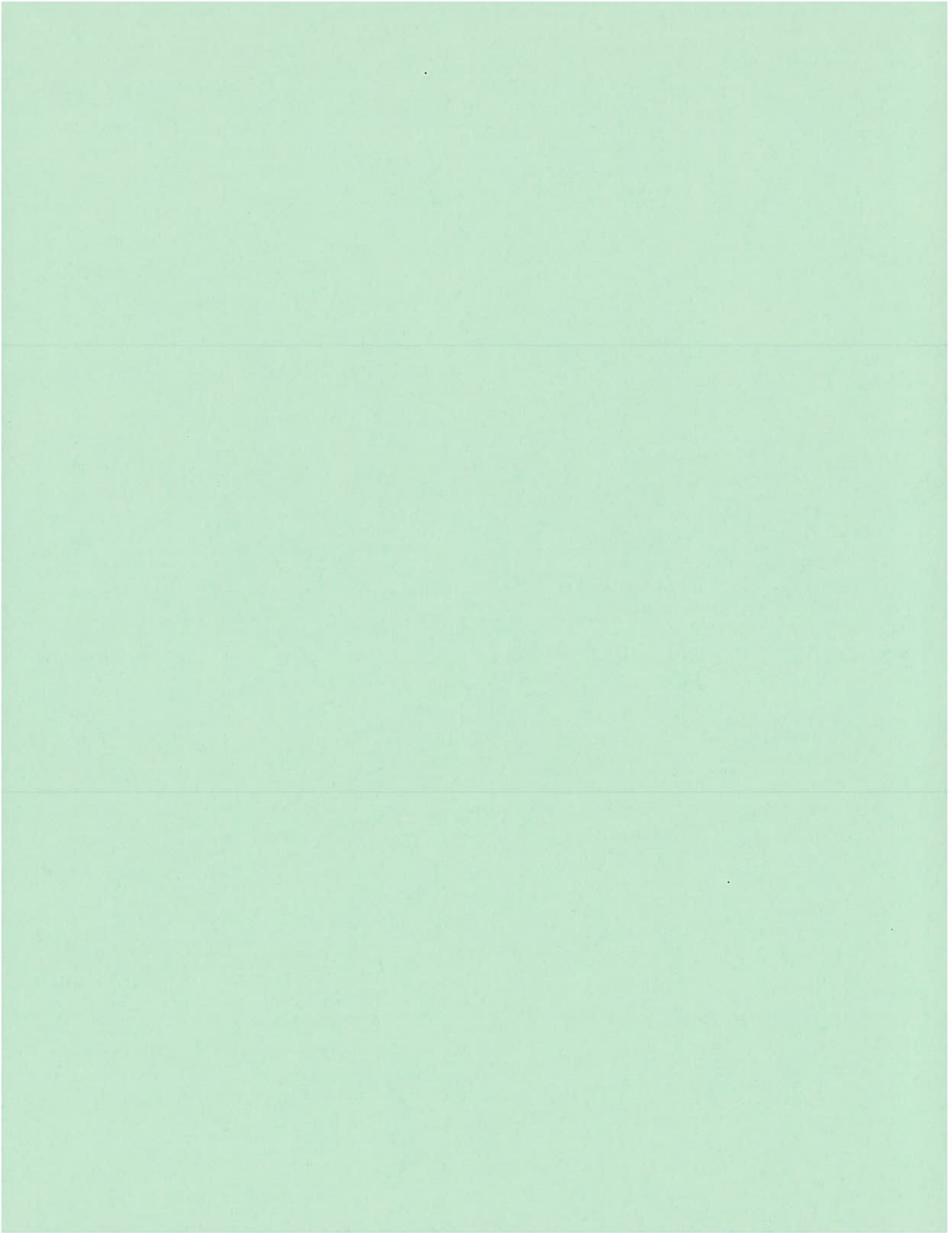
Race/Ethnic Group	Households	
	Total Households	# Hispanic
White		
Black/African American		
Asian		
American Indian/Alaskan Native		
Native Hawaiian/Other Pacific islander		
American Indian/Alaskan Native & White		
Asian & White		
Black/African American & White		
Am. Indian/Alaskan Native & Black/African American		
Other Multi-Racial		
TOTAL		
		Percent Hispanic:

Table 16: King County Consortium, Beneficiaries by Racial/ Ethnic Categories, 2011 (continued)
ESG Beneficiaries by Racial/Ethnic Categories

Race/Ethnic Group	Persons	
	Total Persons	# Hispanic
White		
Black/African American		
Asian		
American Indian/Alaskan Native		
Native Hawaiian/Other Pacific islander		
American Indian/Alaskan Native & White		
Asian & White		
Black/African American & White		
Am. Indian/Alaskan Native & Black/African American		
Other Multi-Racial		
TOTAL:		
Percent Hispanic:		
TOTAL CDBG, HOME* and ESG		
Race/Ethnic Group	Persons	
	Total Persons	# Hispanic
White	32,615	5,336
Black/African American	5,632	259
Asian	4,029	23
American Indian/Alaskan Native	1,595	216
Native Hawaiian/Other Pacific islander	1,916	31
American Indian/Alaskan Native & White	326	21
Asian & White	229	4
Black/African American & White	399	2
Am. Indian/Alaskan Native & Black/African American	89	1
Other Multi-Racial	12,710	8,058
TOTAL:		13,951
Percent Hispanic:		23.4%
Total Households		1,167
Total # Hispanic		41
		3.5%

*Race/Ethnic data collected through federal programs is not directly comparable to census data. These groups can only be compared with the census data "Two or More Races" category and "Some Other Race" category.

*For housing capital development projects, the ethnicity is reported for head of household and not individuals in the household. Therefore, numbers counted in households not persons.



Attachment D: Specific ESG Requirements

Attachment D: Specific ESG Requirements

ESG Targets

The King County Consortium currently targets available Emergency Shelter Grant (ESG) funds only for emergency shelter. Specifically, the ESG priority was facility based emergency shelter programs that provide temporary, short term stays for up to 90 days.

ESG funds and CDBG funds were awarded to non-profit organizations through a combined competitive Request for Proposals process. Project selection was based on how well the application furthers the continuum of care strategies.

Sources of Matching Funds

Matching funds generated are as follows:

- Other federal – \$248,191
- Other public – \$1,168,557
- Private foundations – \$231,124
- Other – \$120,244

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The match sources include CDBG funds, private donations, local jurisdictions' general fund support, and state funds for shelter programs.

2011 Date of Obligation for ESG Funds

Agency	Date Contract Executed	Integrated Disbursement Information System Activity Numbers
Domestic Abuse Women's Network	1/11/11	2857
YWCA	1/3/11	2857
Solid Ground	12/30/10	2857
Hopelink Kenmore	12/17/10	2857
Multi-Service Center	12/17/10	2857
Hopelink Avondale	12/17/10	2857